



1 Lightning Close, Warton, Preston, PR4 1EW

Price: £215,000

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | <b>95 A</b> |
| 81-91 | <b>B</b>      | <b>86 B</b> |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |

- Gas central heating
- Double glazing
- Kitchen/dining/living room
- Four bedrooms
- Study
- En suite master bedroom
- Attractive bathroom
- No Chain!

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**FULL DESCRIPTION** This well located and modern four bedroom semi detached house comprises entrance hallway, downstairs WC, study, open plan kitchen/dining/living room. The first floor offers two bedrooms with one en suite. The second floor has two further bedrooms and a bathroom. To the exterior is a driveway and gardens to the front and rear. **NO CHAIN!**

## BROADBAND COVERAGE BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

## MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band C

## ANNUAL COUNCIL TAX AMOUNT

**£2,279**

## BROADBAND COVERAGE

We are advised that the property can obtain

## MOBILE DATA

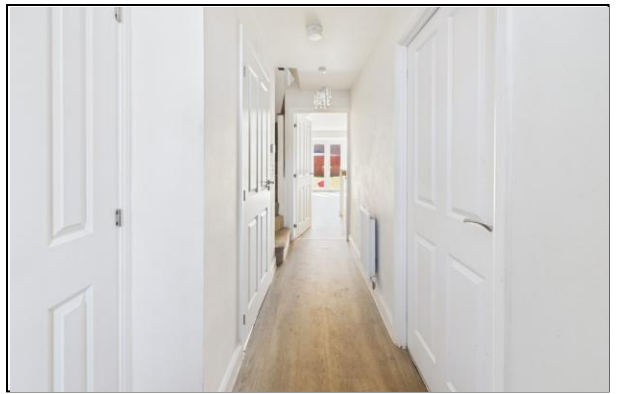
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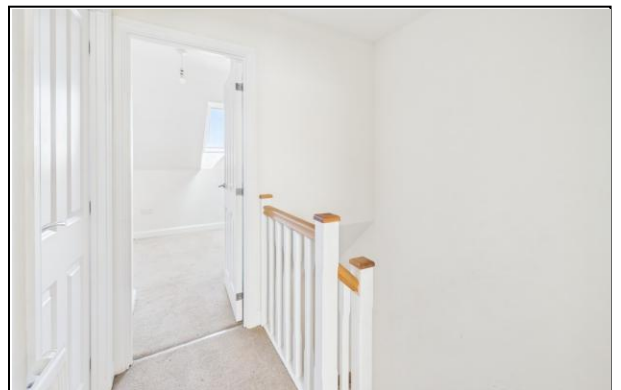
## PLEASE NOTE

These particulars are believed to be correct but in no ways their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

**23/07/2026**



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