



**Asking Price £220,000**

**TENURE : FREEHOLD**

**Blenheim Drive, Warton, PR4**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 0**

**THREE BEDROOM SEMI-DETACHED HOUSE FOR SALE**

**LOCATED IN THE SOUGHT AFTER VILLAGE OF WARTON**

**LOUNGE**

**FITTED KITCHEN**

**DINING ROOM AND CONSERVATORY**

**TWO DOUBLE BEDROOMS**

**Harbour Properties**  
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Harbour Properties are delighted to bring to the market for sale, this well presented, modern, three bedroom, semi-detached house located in Warton. Located in a popular area of the village, close to local shops, schools and a short drive to nearby Lytham, with its famous green and vibrant town centre. The property briefly comprises an entrance hallway, good size lounge, modern fitted kitchen, dining room and conservatory. On the first floor is a two large double bedrooms, a large single room / office and a modern family bathroom. The property features a driveway for parking several cars, an enclosed south facing rear garden and large external garage. The property also boasts double glazing and gas central heating with combi boiler. The property is freehold in tenure.

**HALLWAY** 4.72m x 1.80m (15' 6" x 5' 11")

Entrance hallway with carpeted flooring and an understairs cupboard housing the combi boiler, which was installed approximately 18 months ago and has a service history. Leading to...

**LOUNGE** 3.82m x 4.42m (12' 7" x 14' 6")

A large lounge to the front of the property with carpeted flooring and a gas fireplace.

**KITCHEN / DINING ROOM** 5.84m x 3.30m (19' 2" x 10' 10")

Modern fitted kitchen with a part-tiled backsplash, wooden units, wooden worktops and a breakfast bar and tiled flooring. The kitchen comes with an integrated oven, microwave, dishwasher, gas hob and extractor, with space for a fridge/freezer and washing machine. There is also a large space available for a dining table.

**CONSERVATORY** 2.61m x 3.04m (8' 7" x 10' )

A bright and airy conservatory leading from the kitchen/diner, featuring tiled flooring.

**BEDROOM 1** 3.85m x 3.84m (12' 8" x 12' 7")

A large and bright double bedroom to the front of the property, featuring carpeted flooring and currently set out as a twin room.

**BEDROOM 2** 3.55m x 3.88m (11' 8" x 12' 9")

A large and spacious double bedroom to the rear of the property, featuring carpeted flooring and views overlooking the rear garden.

**BEDROOM 3 / OFFICE** 2.80m x 1.77m (9' 2" x 5' 10")

Good-sized single bedroom to the front of the property, featuring carpeted flooring and currently laid out as an office.

**BATHROOM** 2.23m x 1.74m (7' 4" x 5' 9")

Modern bathroom with WC, basion with vanity unit and mixertap, heated towel rail and large walk-in rainfall shower with handheld shower, cladded ceiling with spot lights.

**GARAGE** 6.63m x 2.68m (21' 9" x 8' 10")

Good sized brick and rendered garage with a pitched roof. Approached through an up and over door.

**OUTSIDE**

To the front is a spacious, paved and brick driveway, providing parking for multiple cars. To the rear is a large garden with a garage and lawn area. The property boats an eletric charger.

**Disclaimer**

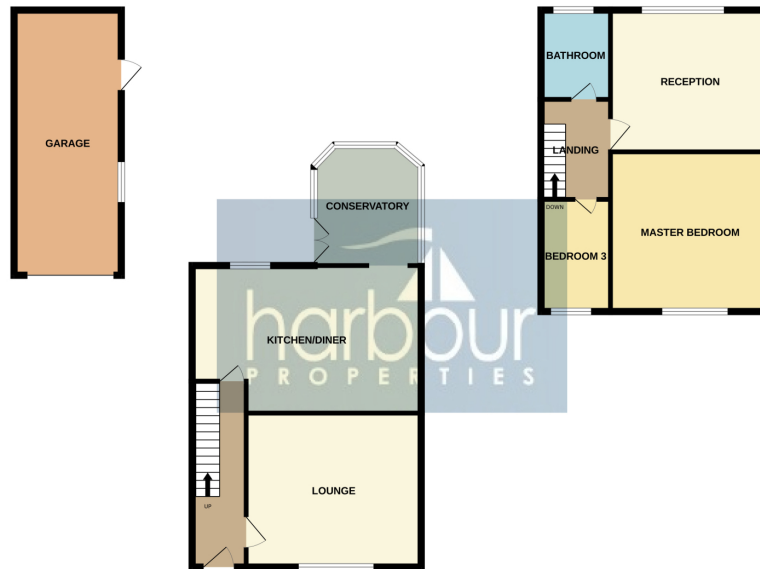
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GROUND FLOOR  
740 sq. ft. (68.7 sq.m.) approx.

1ST FLOOR  
465 sq. ft. (43.2 sq.m.) approx.

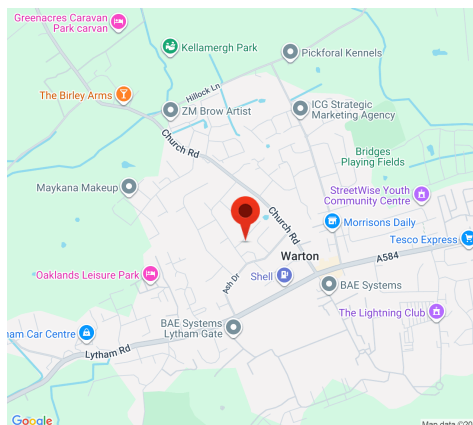


TOTAL FLOOR AREA: 1205 sq. ft. (111.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of dates, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

|                                                    | Current | Potential               |
|----------------------------------------------------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92+) <b>A</b>                                     |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   |         | 79                      |
| (55-68) <b>D</b>                                   | 66      |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC |

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