

# 176 Lytham Road, Warton, Preston, PR4 1AH



**£159,995**

- 2 BEDROOM TRUE BUNGALOW FOR SALE IN WARTON
- CLOSE TO LOCAL SHOPS, SCHOOLS & BAE SYSTEMS
- GOOD SIZED LOUNGE, SPACIOUS KITCHEN/DINER
- TILED 3-PIECE BATHROOM, 2 DOUBLE BEDROOMS
- FRONT & REAR GARDENS, DRIVE, GARAGE
- FREEHOLD, NO CHAIN

Harbour Properties are delighted to advertise for sale this two bedroom true bungalow in the heart of the village of Warton, Close to local shops, schools and BAE Systems. The property briefly comprises an L-shaped entrance hall, spacious lounge, large kitchen/diner, family bathroom, and two double bedrooms. The property also boasts a good size plot with front and rear gardens, a long drive leading to a garage to the rear and gas central heating with combi boiler. The property is freehold and not in a chain.

#### **HALL**

*8'10" (2m 69cm) x 3'4" (101cm) & 11'11" (3m 63cm) x 3'1" (93cm)*

L-Shaped with meter cupboard and storage cupboard. Leads to all rooms.

#### **LOUNGE**

*19'7" (5m 96cm) X 10'11" (3m 32cm)*

Spacious lounge to the front of the property, includes large window and gas fire place with wooden surround.



#### **KITCHEN/DINER**

*20'6" (6m 24cm) X 8'10" (2m 69cm)*

Large kitchen diner to the rear of the property, includes fitted wall and base units, stainless steel sink and tap, integrated oven and grill, overhead extractor, 4 ring gas hob, laminate flooring, dining area and access to rear garden.





## **BATHROOM**

8'2" (2m 48cm) X 5'9" (1m 75cm)

Fitted three piece, family bathroom with tiled walls, toilet, basin, bath with mains shower and shower screen, vinyl flooring and obscure glass window.



## **BEDROOM 1**

12'11" (3m 93cm) X 9'4" (2m 84cm)

Large master double bedroom to the rear of the property, includes fitted wardrobes.



## BEDROOM 2

8'11" (2m 71cm) X 8'11" (2m 71cm)

Second smaller double bedroom over looking the front of the property.



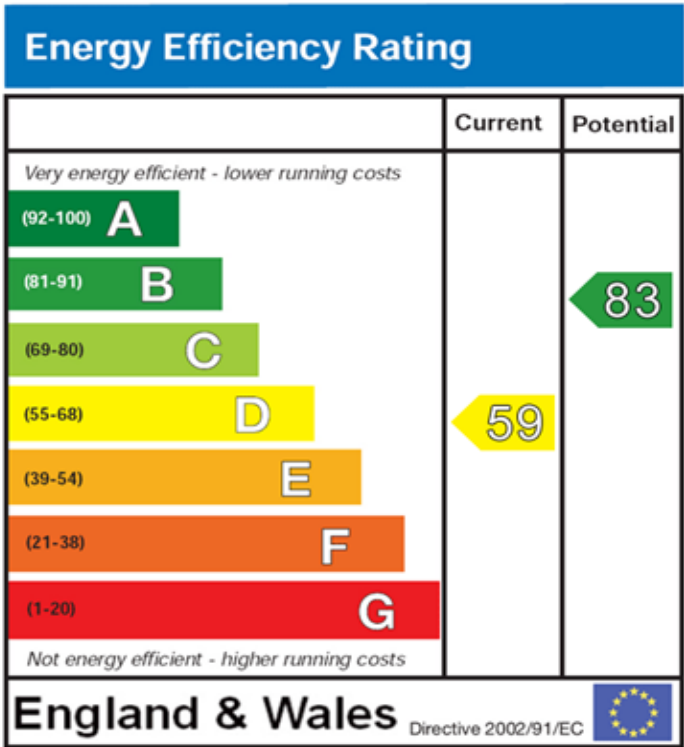
## OUTSIDE

To the front of the property is a lawn surrounded by bushes, and a gated driveway leading down the side of the property and to the garage at the rear. To the rear of the property there is also a patio area and lawn.



## Disclaimer

At Harbour Properties we make our advertisements as accurate as we can, however complete correctness cannot be guaranteed and any information provided, including measurements and any leasehold fees, should be used as a guideline only. All details provided in this advert should be excluded from any contract. Please note no appliances, electrics, drains, plumbing, heating or anything else have been tested by Harbour Properties. All purchasers are recommended to carry out their own investigations before completing a purchase.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

