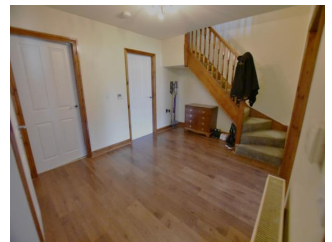


47 Harbour Lane, Warton, Preston, PR4 1YA



£349,995

- LARGE DORMER BUNGALOW FOR SALE IN VILLAGE OF WARTON
- LARGE ENTRANCE HALL, GOOD SIZED LOUNGE
- MODERN FITTED KITCHEN & UTILITY
- FOUR DOUBLE BEDROOMS, THREE MODERN BATHROOMS
- DOUBLE GARAGE
- *MUST BE VIEWED TO FULLY APPRECIATE ITS SIZE*

****HAS TO BE VIEWED TO FULLY APPRECIATE ITS SIZE**** Harbour Properties are delighted to advertise for sale this deceptively spacious, semi detached dormer bungalow, in the village of Warton, close to local shops and amenities. The bungalow offers a great deal of living space and has recently been updated, with all three bathrooms being refurbished, a new kitchen and utility being fitted, new internal doors and a new boiler all within the last 3 years. The property is set back from the road, with a long drive and front lawn and also boasts a good sized west facing rear garden with large double garage with electric up and over door.

ENTRANCE HALL

15'8" (4m 77cm) X 10'2" (3m 9cm)

UPVC door on the side of the property leading to entrance vestibule with tiled flooring and coat hooks. Internal door then leads in to a large hallway with laminate floor.



LOUNGE

17'10" (5m 43cm) X 11'7" (3m 53cm)

Double doors from hallway lead to a good size lounge to the rear of the property. Includes fireplace and surround, and patio doors leading to rear garden.



DOWNSTAIRS BATHROOM

6' (1m 82cm) X 5'5" (1m 65cm)

The first of three bathrooms in the property is downstairs and off the hallway. It boasts tiled walls and floor, toilet with dual flush, sink with mixer tap, heated towel rail, and large shower cubical with dual shower heads.



KITCHEN

11'5" (3m 47cm) X 7'11" (2m 41cm)

The kitchen is only a couple of years old and includes part tiled walls, tiled floor, grey matt wall and base units, black work tops, electric oven and grill, 5 ring gas hob, integral fridge and freezer, integral dishwasher, over head hood extractor and stainless steel sink and tap.



UTILITY

7'11" (2m 41cm) X 6' (1m 82cm)

To the rear of the kitchen is a utility space including matching units and tops to the kitchen, under counter space and plumbing for washer and dryer, combi boiler, stainless steel sink with tap and a rear door to access rear garden.



MASTER BEDROOM

18'9" (5m 71cm) X 9'11" (3m 2cm)

To the front of the property downstairs is the biggest bedroom, which is a large double and includes a double fitted wardrobe and en-suite.



EN SUITE

6' (1m 82cm) X 5'10" (1m 77cm)

The master bedroom comes with modern en suite, which is similar to the downstairs bathroom, It boasts tiled walls and floor, toilet with dual flush, sink with mixer tap, heated towel rail, and large shower cubical with dual showers heads.



2ND RECEPTION/ BEDROOM 4

18'9" (5m 71cm) X 9'6" (2m 89cm)

Also to the front of the property downstairs is a second reception room which is currently used as a dining room and work space. It could easily be used as a fourth double bedroom.



UPSTAIRS FAMILY BATHROOM

10' (3m 4cm) X 6'4" (1m 93cm)

The biggest of the three bathrooms is upstairs and is ultra modern. It comes with a tiled floor, part tiled walls, L-shaped bath with rainfall shower, shower screen, basin within vanity unit, toilet with dual flush, and heated towel rail.



BEDROOM 2

12'10" (3m 91cm) X 9'11" (3m 2cm)

The second bedroom is upstairs and overlooks the side of the property, It is a double and includes fitted wardrobes.



BEDROOM 3

12'10" (3m 91cm) X 9'10" (2m 99cm)

The third bedroom is also upstairs and includes fitted wardrobes.



OUTSIDE

The front outlook of the property boasts a long drive and lawn, meaning the property is set back from the road. The drive leads down the side of the property, passed the main entrance to the double garage at the rear. The rear garden also includes a lawn and patio area.



Disclaimer

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