

15 Canberra Way, Warton, Preston, PR4 1XX



£159,950

- THREE BED SEMI FOR SALE IN WARTON
- CLOSE TO VILLAGE CENTRE AND BAE SYSTEMS
- JUST 7 MINS DRIVE TO LYTHAM GREEN AND CENTRE
- MODERN FITTED KITCHEN, DINING AREA AND UTILITY
- THREE BEDROOMS, PLUS LOFT ROOMS
- FAMILY BATHROOM, REAR GARDEN, FREEHOLD

Harbour Properties are delighted to advertise for sale this modern 3 bedroom, 2 loft room, semi detached house in the sought after area of Warton. This wonderfully renovated home has been creatively re-designed with ample bedroom/ creative spaces added to accommodate growing families and/or hobby/work from home spaces. This superb home has a welcoming feel and has a great entertainment summer house in the garden with a bar and children's' play house. Within this modern property, you'll find tasteful updates throughout such as new windows, combi boiler with a new heating pump making this property more efficient. This move-in ready home has patio doors from the Kitchen/Dining room into the garden and entertainment summer house . Enjoy the beautiful decking and lawn to the rear. A must see property!

ENTRANCE HALLWAY

10'4" (3m 14cm) x 5'6" (1m 67cm)

A composite front door leading to hallway with laminate flooring.



KITCHEN / DINER

11'10" (3m 60cm) x 21'6" (6m 55cm)

Modern kitchen diner with grey laminate floor, wooden work tops, range oven, 5 ring gas hob, gloss white base units including wine rack and dishwasher. Dining area includes laminate flooring and patio doors leading out the the garden.





UTILITY

9'9" (2m 97cm) x 4'8" (1m 42cm)

To the rear of the kitchen is an extension housing a utility room, with gloss wall and base units, wood effect worktops and under counter space for appliances.



LOUNGE

15'5" (4m 69cm) x 11'10" (3m 60cm)

To the front of the property is a generous size lounge with carpet.



BATHROOM

5'2" (1m 57cm) X 6'8" (2m 3cm)

Fitted family bathroom with tiled floor and walls, toilet, a bath with rain shower and basin in vanity unit.



BEDROOM 1

13'5" (4m 8cm) X 10'10" (3m 30cm)

Master bedroom to the front of the property is a double bedroom including wardrobes.



BEDROOM 2

10'10" (3m 30cm) x 7'10" (2m 38cm)

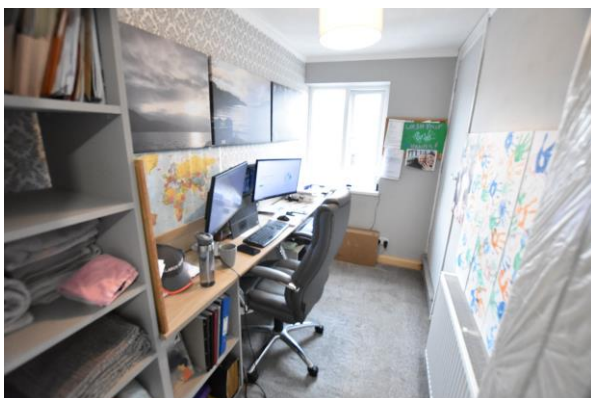
The second bedroom is also a double and includes a work in wardrobe. The wardrobe has been plumbed for a toilet, basin and shower so can be converted to an en-suite.



BEDROOM 3

10'10" (3m 30cm) x 9'3" (2m 81cm)

The third bedroom is a large single room currently used as an office and includes access to the converted loft space.



LOFT ROOM 1

14'1" (4m 29cm) x 8'9" (2m 66cm)

A converted loft space, with double Velux window, leading to a second room.



LOFT ROOM 2

8'9" (2m 66cm) x 8'3" (2m 51cm)

Second loft room, with access from the first, includes Velux window.



REAR GARDEN

Spacious rear garden including decking, a lawn, children's play house and chalk board, raised decking to the rear and a summer house with bar.



Disclaimer

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