

12 Ramsgate Close, Warton, Preston, PR4 1YF



£169,950

- 3 BEDROOM SEMI DETACHED HOUSE FOR SALE
- CLOSE TO LOCAL SHOPS, SCHOOLS & BAE SYSTEMS
- GOOD SIZED LOUNGE ALONG WITH KITCHEN/DINER
- TILED 3-PIECE MODERN BATHROOM & 3 GOOD SIZED BEDROOMS
- LARGE REAR GARDEN AREA & DRIVEWAY FOR PARKING
- GAS CENTRAL HEATING THROUGHOUT & DOUBLE GLAZING
- FREEHOLD IN TENURE & NO ONWARD CHAIN

Harbour Properties are delighted to bring to the market this well presented, three bedroom semi-detached house for sale in Warton. The property is ideally located on a quiet cul-de-sac, near local playing fields, shops, and BAE Systems. Warton village is in a convenient location in between Lytham St Annes and Preston with BAE systems situated here. Its just a 7 minute drive to Lytham with its famous green and town centre. The property is modern throughout, with large lounge and fitted kitchen/diner downstairs. Upstairs has two large double rooms, a further large single bedroom and a modern bathroom. Outside there is a low maintenance front garden, driveway for parking and large rear garden. The property also boats double glazing and gas central heating throughout. The property has no onward chain and is freehold in tenure.

ENTRANCE HALL

5'03" (1m 60cm) x 3'09" (1m 14cm)

Composite front door leading to hallway, with access to lounge.

LOUNGE

16'03" (4m 95cm) x 10'02" (3m 9cm)

Good sized lounge with large window overlooking the front of the property, laminate flooring and electric fire place.



KITCHEN/DINER

13'07" (4m 14cm) x 8'03" (2m 51cm)

Kitchen/Diner includes grey worktops & cupboards, vinyl flooring, electric oven, four ring gas hob, hood extractor, plumbing for washing machine and space for fridge/freezer, space for dining table and patio doors leading out to rear garden.



BEDROOM 1

13'07" (4m 14cm) x 9'04" (2m 84cm)

Good size double bedroom with fitted mirror fronted wardrobes & carpeted floor.



BEDROOM 2

8'06" (2m 59cm) x 7'04" (2m 23cm)

Second double bedroom with carpeted floor, to the rear of the property.



BEDROOM 3

8'06" (2m 59cm) x 5'06" (1m 67cm)

Large single third bedroom, also to the rear includes carpeted floor.



BATHROOM

5'01" (1m 54cm) x 6'01" (1m 85cm)

Three-piece bathroom suite with tiled walls, vinyl flooring. Comprises a toilet, basin and shower over bath with shower screen.



OUTSIDE


To the front of the property is a lawn and driveway with gate access to rear garden. To the rear is a large enclosed garden, with large grass lawn.



Disclaimer

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		Directive 2002/91/EC 

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.

