287 Lytham Road, Warton, Preston, PR4 1AY

£249,950

- STUNNING THREE BEDROOM HOUSE FOR SALE IN WARTON
- FULL MODERN RENOVATION THROUGHOUT
- LOUNGE, SECOND RECEPTION ROOM AND KITCHEN/DINER
- UTILITY ROOM WITH DOWNSTAIRS WC
- TWO DOUBLE AND ONE SINGLE BEDROOMS
- BEAUTIFUL MODERN FAMILY BATHROOM
- LARGE SOUTH FACING LANDSCAPED GARDEN

Harbour Properties are delighted to bring to the market for sale, this stunning, fully renovated, fully modernised, three bedroom house, located in the sought after village of Warton. The property has been extended and finished to a high standard throughout. It is in a fantastic location, just a short walk to the village centre and BAe Systems. The house also benefits from being just a 5 minute drive to nearby Lytham and St Annes, with its popular green, vibrant town centre's and beaches. The property briefly comprises an entrance hallway with storage cupboard, spacious lounge, second reception room, modern fitted/kitchen diner extension which houses another large living space plus downstairs utility room with WC. Upstairs boasts two good sized double bedrooms, a single bedroom and a beautiful modern family bathroom. The property has an external garage with power and lighting, and a modern landscaped south facing rear garden. The property is freehold and has no onward chain.

HALLWAY

16'5" (5m 0cm) x 5'1" (1m 54cm)

New composite front door which leads through to the hallway with under stairs storage cupboard.

LOUNGE

14'1" (4m 29cm) x 10'9" (3m 27cm)

Spacious lounge located to the front of the property with spotlights, new carpet and a bay window.

SECOND RECEPTION

13'5" (4m 8cm) x 10'0" (3m 4cm)

Large second reception room to the middle of the property with spotlights and new carpet.

KITCHEN/DINER

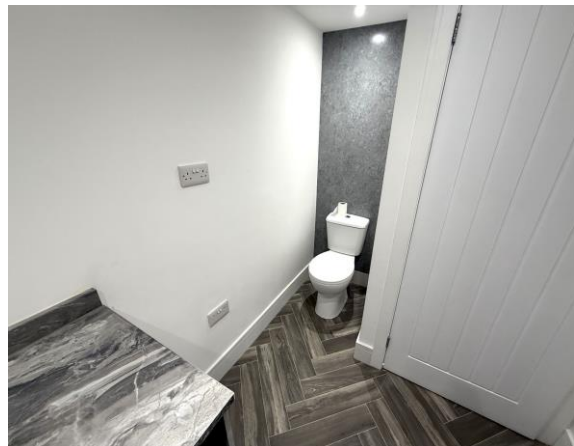*16'5" (5m 0cm) x 13'7" (4m 14cm)*

Stunning, modern, extended kitchen/diner. Comes with light grey wall & base units, grey marble effect worktops and large grey tiled flooring. benefits from integrated oven, microwave, fridge/freezer, dishwasher, ceramic hob and extractor. Has large bi-fold doors leading to the rear garden and a space for large dining table and chairs.

UTILITY ROOM / WC

11'6" (3m 50cm) x 5'7" (1m 70cm)

The house boasts a modern utility room with WC. Which comes with matching units and worktops to the main kitchen and a grey vinyl flooring. Has space for washing machine and dryer, and has a sink and downstairs WC.
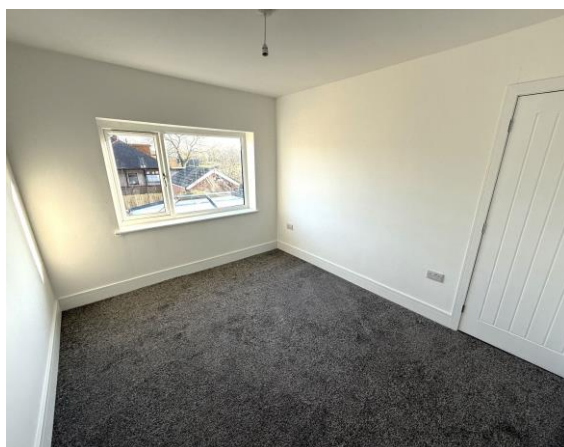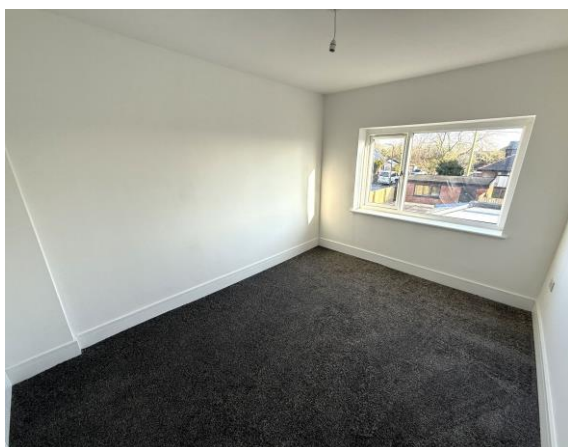
BEDROOM 1

13'8" (4m 16cm) x 9'1" (2m 76cm)

Large double bedroom to the front with new carpet.

BEDROOM 2

11'8" (3m 55cm) x 9'1" (2m 76cm)

Large double bedroom to the rear with new carpet.

BEDROOM 3

7'0" (2m 13cm) x 6'2" (1m 87cm)

Good size single bedroom to the front with new carpet.

BATHROOM

7'0" (2m 13cm) x 8'3" (2m 51cm)

Modern and stylish family bathroom which comes with bath, large walk-in rain shower, large white marble wall & floor tiles, WC, basin and heated towel rail.
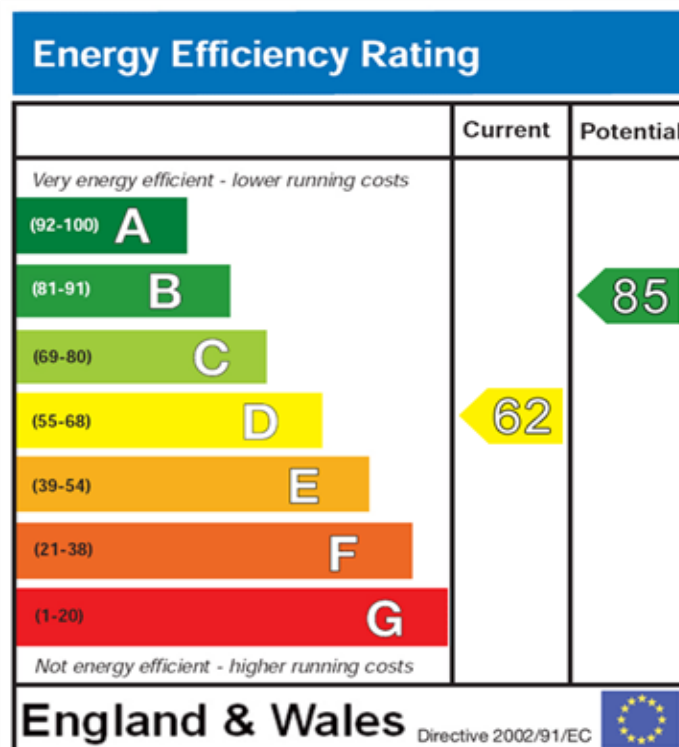
OUTSIDE

To the front of the property is a lawn area and stone path. To the rear is a stunning landscaped south facing garden, with stone area, large new lawn and external garage.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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.