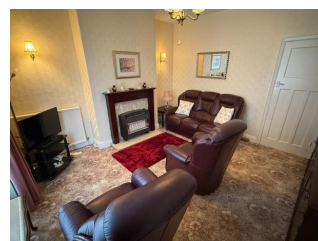


# 17 Lytham Road, Warton, Preston, PR4 1AD



**£179,950**

- THREE BEDROOM END TERRACE HOUSE FOR SALE IN WARTON
- CLOSE TO LOCAL SCHOOLS, SHOPS & AMENITIES
- LOUNGE AND LARGE KITCHEN/DINER
- THREE BEDROOMS & FAMILY BATHROOM UPSTAIRS
- FRONT GARDEN AND SOUTH FACING REAR GARDEN
- FREEHOLD & NO ONWARD CHAIN

Harbour Properties are delighted to advertise for sale this three bedroom, mid terrace house located in the sought after village of Warton. It is ideally located in between Freckleton and Warton villages, within walking distant to both village centre's with there local shops, pubs, schools and amenities. The property briefly comprises an entrance hallway, leading to a good size lounge and open plan fitted kitchen dining room extension to the rear and downstairs WC. Upstairs comprises, two good size double bedrooms, a large single room and a modern family bathroom. The property also boasts a front garden area and rear south facing garden. The property is in a fantastic location in Warton, with the benefits of main bus routes, and easy access to Preston and Lytham St Annes. The property is freehold and has no onward chain. Please contact us to arrange a viewing.

### **ENTRANCE HALLWAY**

UPVC front door leading into entrance hallway, with access to the lounge and upstairs.

### **LOUNGE**

*12'7" (3m 83cm) X 12'4" (3m 75cm)*

To the front of the property is a good sized main living room which includes a large bay window, gas fire place and surround.



### **DINING ROOM**

*12'7" (3m 83cm) X 11'2" (3m 40cm)*

To the rear of the lounge is an open plan dining room and kitchen. The dining room features a chimney breast with gas fire and back boiler, shelving in the alcove and a large under stair storage cupboard.







## KITCHEN

14'8" (4m 47cm) X 7'2" (2m 18cm)

The kitchen itself boasts wall and base units with stainless steel sink, drainer and mixer tap, electric stand alone cooker, space for other appliances and vinyl flooring. There is also plenty of storage space, access to the rear entrance and WC, a double glazed window looking out over the rear garden and allotments.



## REAR ENTRANCE & WC

5' (1m 52cm) X 4'11" (1m 49cm)

To the rear of the kitchen is a small hallway with glass panelled door leading out to the rear garden, as well as a small downstairs WC including frosted window.



## BEDROOM 1

12'4" (3m 75cm) X 9'1" (2m 76cm)

The master bedroom is to the front of the property and is a good sized double bedroom, featuring storage cupboard, double glazed window and picture rails.



## BEDROOM 2

9'1" (2m 76cm) X 9'10" (2m 99cm)

The second bedroom is also a double, but looks out over the rear of the property. The room includes carpeted floor, cupboard housing water tank, and double glazed window.





### BEDROOM 3

7'10" (2m 38cm) X 6' (1m 82cm)

The third bedroom is a large single room which features carpet, double glazed window and picture rails.



### BATHROOM

6' (1m 82cm) X 5'9" (1m 75cm)

The family bathroom boasts a toilet with lever flush, basin, bath with tiled surround and a frosted double glazed window.



### OUTSIDE

To the front of the property is long paved front garden, with bushes to the front and one side and a gate for front access. To the rear is a paved and gravel rear garden, with bushes to one side and fences down the other. There is access to the garden to the rear from the back street, and beyond that are allotments.



**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.

