



Harbour Lane, Warton, PR4 1YB

- Spacious Three Bedroom Semi Detached House
- Large Driveway Leading to Detached Double Garage Provide Ample Off Road Parking
- UPVC Double Glazing and Gas Central Heating Throughout
- Plenty Of Potential !!!!
- Situated in the Village of Warton and Close to Local Schools, Shops and Other Amenities
- Two Reception Rooms
- Private Landscaped Front & Rear Gardens

Contact Annette & Team Tempo **NOW**

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Harbour Lane, Warton, Preston PR4 1YB

Tempo are pleased to bring to the market this spacious 3 bed semi detached house brimming with potential!

Situated in the village of Warton and close to local schools, shops and other amenities. This property provides a great opportunity with plenty of scope and possesses an abundance of character. Large driveway leading to detached double garage provides ample off road parking. In brief, the property comprises: Entrance Hall, Lounge, Second Reception Room and Breakfast Kitchen. Further outbuildings with Storage, WC and useful Utility Area. To the first floor there are Two Double Bedrooms, further 3rd Bedroom, WC and Family Shower Room. Laid to lawn front and rear gardens. UPVC double glazing and gas central heating throughout. EPC = E



3



1



2



E

Council Tax Band: C

Tenure: Freehold



Entrance Hall

14'0" x 7'11"

Front door opens into entrance vestibule, inner door to a spacious entrance hall with parquet flooring, coved ceiling, fitted meter cupboard, UPVC double glazed window and panel radiator. Stairs with useful storage under, lead to first floor.

Lounge

15'0" x 13'1"

Spacious reception room housing feature fireplace with stone effect back and laminate hearth. Built in storage, coved ceiling, panel radiator and ceiling light. UPVC bay window to front elevation.

Second Reception Room

13'11" x 13'2"

Second reception room housing feature fire place with tiled back and hearth and timber surround. Built in storage cupboards, hatch to Kitchen, panel radiator and ceiling light. UPVC patio doors lead to rear garden.

Breakfast Kitchen

16'7" x 12'8"

Spacious Kitchen housing eye and base level units and breakfast bar with contrasting worktops and tiled splashback. Freestanding cooker with hob and cooker hood above, fridge freezer and under counter dishwasher. 1.5 stainless steel sink, parquet flooring, panel radiator and ceiling lights. Large UPVC bay window to side elevation allows ample natural light to enter.

Outbuildings

Three brick built outbuildings comprising : WC, Storage room and useful utility area.

First Floor Landing

Aforementioned stairs down with spindle balustrade. UPVC double glazed window to the side, loft access hatch, doors to :

Bedroom 1

15'4" x 9'0"

Range of built in wardrobes and drawers providing ample storage space, UPVC window overlooking rear garden, panel radiator and ceiling light.

Bedroom 2

13'2" x 13'1"

Second double bedroom with coved ceiling, panel

radiator and ceiling light. UPVC window to front elevation.

Bedroom 3

8'8" x 8'0"

UPVC window to front aspect, ceiling light and panel radiator.

Bathroom

9'11" x 6'4"

Three piece suite in white comprising: inset hand wash basin over vanity unit, large shower unit with chrome mixer shower and bidet. Part tiled walls, storage cupboard and tile effect flooring. Panel radiator, ceiling light and opaque window to rear elevation.

WC

5'11" x 2'11"

Separate WC housing low flush WC, ceiling light and opaque window to rear elevation.

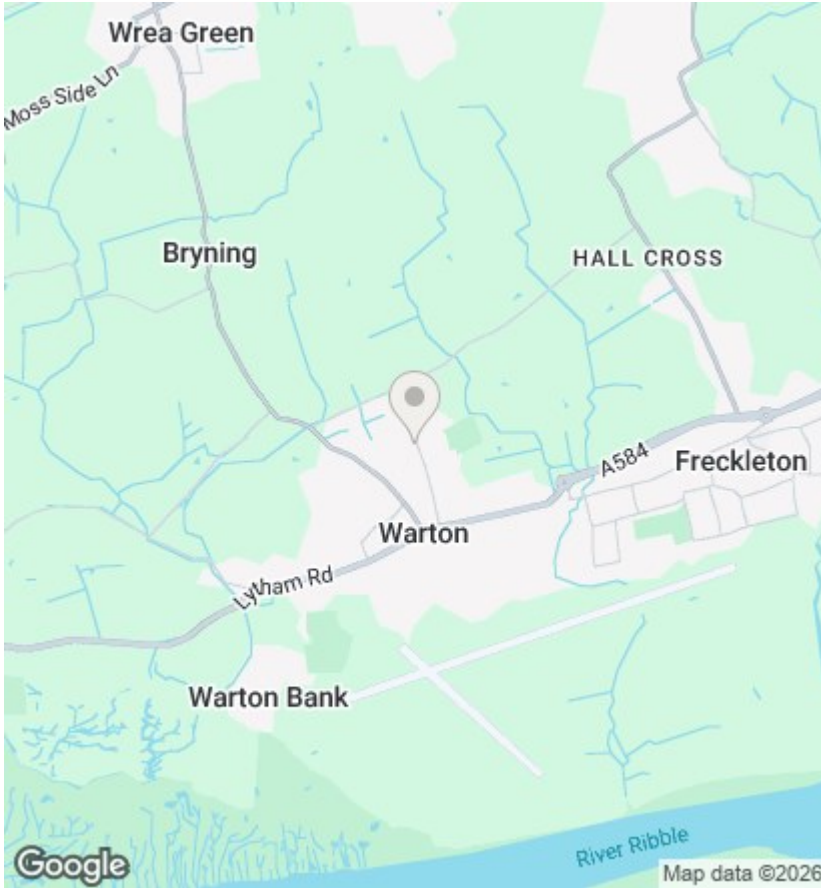
Exterior

Laid to lawn area to the front with mature borders, large flagged driveway to the side provides parking for several cars leading to large detached garage to the rear.

Large private and enclosed rear garden mainly laid to lawn with timber surround and mature borders and trees towards the back of the lawn. Patio area at the rear of the house ideal for outside dining and entertaining. Detached double brick built garage with up and over door and power and lighting.







Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. They plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2025)

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