



**Canberra Way, Warton, PR4 1XX**

**Asking Price £115,000**

- Two Bedroom Mid Terraced House
- Close to Local Shops, Amenities, BAE Systems and Transport Routes
- Two Double Bedrooms
- Ideal for First Time Buyers or Investors!
- EPC = D
- Quiet Cul-De-Sac Location
- Not Overlooked to the Rear
- Enclosed Rear Garden with Paved Patio Areas
- Chain Free

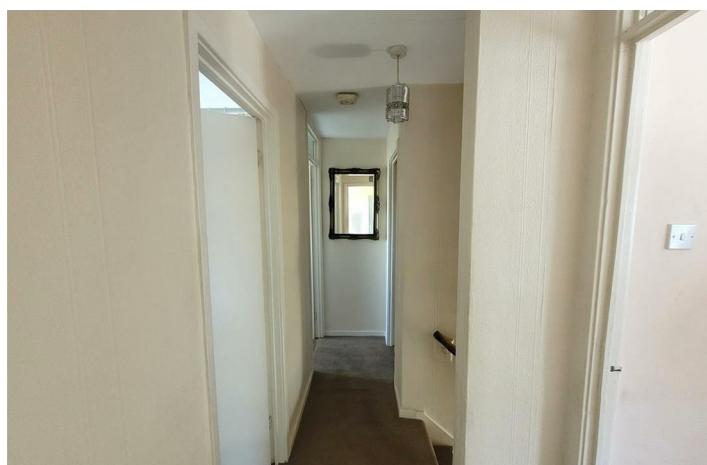
# Canberra Way, Warton, Preston PR4 1XX

Two bedroom mid terraced house in a quiet cul-de-sac location in Warton. Close to local shops, amenities, BAE systems and transport routes. This property benefits from not being overlooked to the rear, with views over The Bridges Playing Field. Internally the accommodation comprises: Entrance Hall, Lounge Diner and Kitchen. To the first floor are two Double Bedrooms, Family Bathroom and Separate WC. Enclosed rear garden with paved patio areas ideal for outside dining and entertaining. Ideal for a first time buyers or rental investment! Chain Free! EPC = D



Council Tax Band: A

Tenure: Freehold



### **Entrance Hall**

Hallway with uPVC door and frosted window to the side. Ceiling light, storage cupboard and panel radiator. Stairs lead to first floor.

### **Lounge Diner**

19'02 x 9'07

Spacious reception room with wood effect flooring, two panel radiators, coving, coal effect electric fire and space for dining table and chairs. Windows to front and rear provide ample natural light.

### **Kitchen**

12'10 x 7'6

Range of eye and base level units with contrasting worktops and tiled splashback. Diplomat oven with four ring electric hob, cooker hood and splashback. Space for freestanding fridge freezer and under counter washer. Wood effect floor, panel radiator, ceiling light, frosted window to side, window to rear elevation and timber rear door.

### **Landing**

Stairs lead to first floor landing with ceiling light, loft hatch and storage room with shelves and ceiling light.

### **Bedroom One**

14'5 x 9'4

Good sized double bedroom with freestanding wardrobes, dresser and drawers. Ceiling light, panel radiator, window to front elevation and storage cupboard with hanging rails, shelves and ceiling light.

### **Bedroom Two**

11'3 x 9'10

Second double bedroom with rear window overlooking the Bridges playing fields. Ceiling light, panel radiator and freestanding wardrobes, dresser and drawers.

### **Separate WC**

Low flush WC, tiled walls, ceiling light and frosted window to rear elevation.

### **Bathroom**

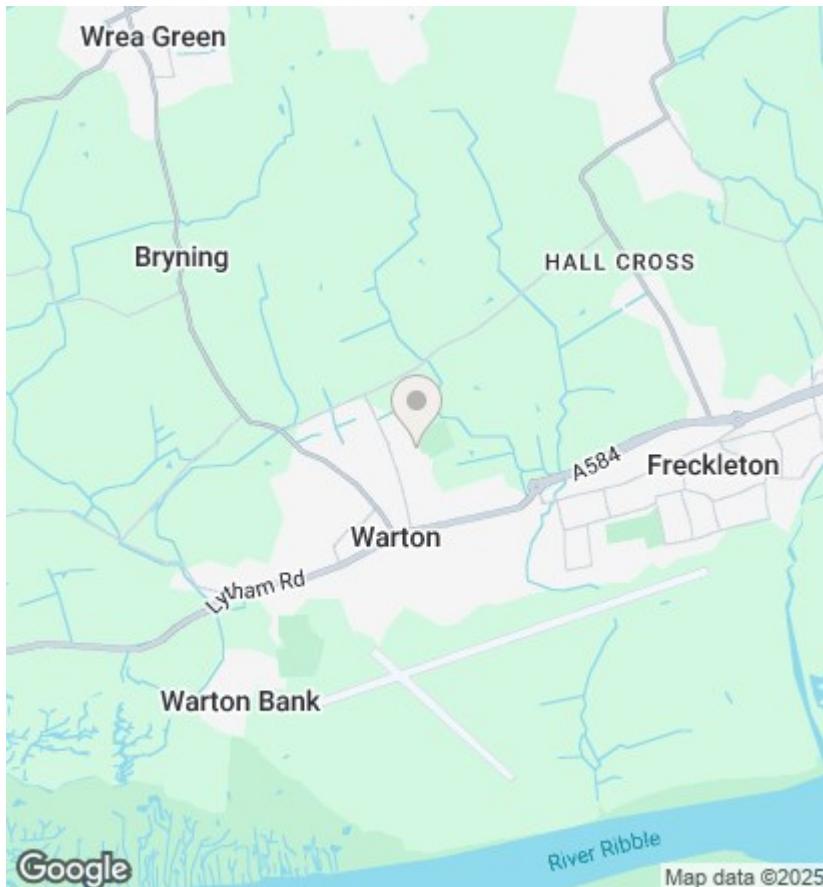
Two piece suite comprising: hand wash basin with pedestal and panel bath with overhead shower. Ceiling light, storage cupboard, panel radiator and tiled walls. Frosted window to rear aspect.

### **Rear Garden**

Good sized rear garden with two paved patio areas ideal for outside dining and entertaining. Dwarf brick wall by laid to lawn area, sone chipping and paved pathway. Timber fence surround and timber shed for storage. Overlooking Bridges Playing Field.







## 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:

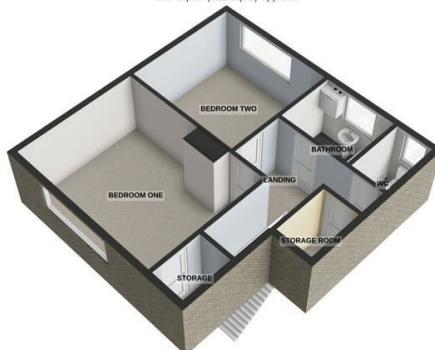
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

42.1 sq.m. (454 sq.ft.) approx.



FIRST FLOOR  
47.7 sq.m. (513 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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