



## Lytham Road Warton, Preston, PR4 1AE

- TWO BEDROOM EXTENDED MID TERRACED HOUSE
- EXCELLENT OPPORTUNITY
- LARGE REAR GARDEN
- \*\*\*\* OFFERED WITH CURRENT TENANT OR VACANT POSSESSION
- \*\*\* SOME MODERNISATION REQUIRED
- CLOSE TO BAE SYSTEMS AND TRANSPORT LINKS TO THE FYLDE COAST
- GAS CENTRAL HEATING AND DOUBLE GLAZING

Contact Annette & Team Tempo **NOW**

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# Lytham Road, Warton, Preston PR4 1AE

Two Bedroom Extended Mid Terraced House which requires some modernisation, but offers an excellent opportunity. The accommodation briefly comprises: Lounge, Extended Dining Kitchen and Ground Floor Shower Room. To the First Floor, Two Generous Sized Bedrooms and spacious Landing. Paved patio area to the rear with large laid to lawn area and Communal access for bins. UPVC double glazing and gas central heating system. Offered with current tenant in situ or with vacant possession!!!!



Council Tax Band: B

Tenure: Freehold



## **Entrance**

UPVC front door leads to entrance porch, glazed inner door to:

## **Lounge**

The lounge features a front-facing bay window that floods the room with natural light. A central fireplace provides a focal point, The space offers ample room for seating and is accessed through glazed doors that connect to the dining kitchen area. Door opens to the stairs to the first floor.

## **Dining Kitchen**

The dining kitchen extends along the rear of the property, fitted with wood-effect cabinetry and dark work surfaces. 1.5 bowl sink and drainer, oven and hob, plumbing for auto washing machine, wall mounted condensing combi boiler, tiled floor, UPVC double glazed windows to the rear and side along with exterior door to the garden.

## **Shower Room**

The ground floor also benefits from a compact shower room, shower cubicle, basin and WC and frosted window to the rear.

## **Landing**

At first floor level, the landing connects the two bedrooms and includes a window that allows natural light to fill the space. Aforementioned stairs down with spindled balustrade.

## **Bedroom 1**

Spacious main bedroom featuring a large bay window to the front, filling the room with natural light.

## **Bedroom 2**

Bedroom 2 is a smaller room with a window overlooking the rear of the property.

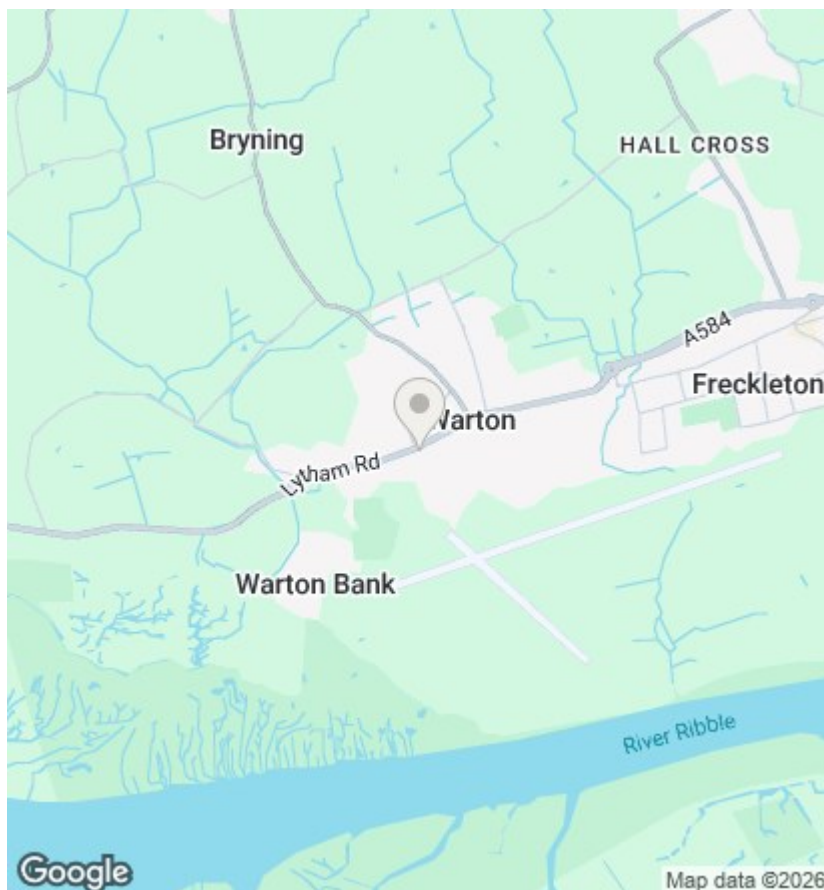
## **Exterior**

Small garden to the front of the property, set back from the road. Paved patio area to the rear with large laid to lawn area and timber fence to either side. Communal access for bins.









## 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.

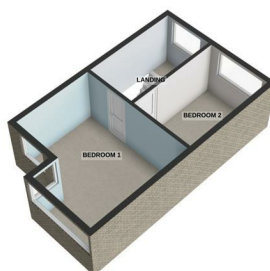
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
40.0 sq.m. (430 sq.ft.) approx.



FIRST FLOOR  
28.1 sq.m. (303 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. Made with Metropix © 2026

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