

9 Crummock Place, Warton, Preston, PR4 1LH



£245,000

- 3 BEDROOM SEMI DETACHED HOUSE ON NEW DEVELOPMENT
- ONLY 2 YEARS OLD, 8 YEARS NHBS WARRANTY
- MODERN FIXTURES, FITTINGS AND APPLIENCES
- DOUBLE PARKING WITH CHARGER
- GOOD SIZE LOUNGE, W/C, BATHROOM & ENSUITE
- FREEHOLD

Harbour Properties are thrilled to advertised this two year old, three bedroom semi detached house on the prestigious Mill Green development in Warton, close to local schools, BAE Systems and only a short drive to Lytham. The property itself briefly comprises an entrance hall, downstairs WC, large lounge, modern kitchen diner, family bathroom, master bedroom with en suite, and two further bedrooms. The property also boasts two off road parking spaces with charger, and rear enclosed garden. The property is Freehold and is only two years old and has been keep in like new condition, so still includes 8 years NHBC warranty.

ENTRANCE HALL

Composite front door leading into the entrance hallway, with entrance barrier matting and laminate flooring.

DOWNSTAIRS WC

5'6" (1m 67cm) X 2'10" (86cm)

Off the hallway is a downstairs WC, featuring laminate flooring, toilet with dual flush button, basin with mixer tap and frosted window.



LOUNGE

16'4" (4m 97cm) X 11'8" (3m 55cm)

Spacious lounge with laminate flooring which boasts a large window overlooking the front of the property.





KITCHEN DINER

14'11" (4m 54cm) X 11' (3m 35cm)

To the rear is a modern fitted kitchen finished with white units and dark grey worktops including inset bowl stainless steel drainer sink unit with stainless mixer tap. Integrated conventional electric oven and second fan assisted oven, four ring gas hob, extractor with stainless steel back plate, integrated fridge/freezer, washing machine and dishwasher. The dining area also features UPVC French doors giving access to the garden



BEDROOM 1

10'5" (3m 17cm) X 8' (2m 43cm)

Good size carpeted double bedroom with window overlooking the front of the property, boasting fitted mirror fronted wardrobes and ensuite.



EN SUITE

5'1" (1m 54cm) X 8' (2m 43cm)

En-suite to master bedroom with tiled floor, toilet with dual flush, basin with grey tile splash back, large walk-in mains shower and spotlighting.



BEDROOM 2

10'10" (3m 30cm) X 8' (2m 43cm)

The second bedroom is also a good sized double room, with grey carpets and a double window.



BEDROOM 3

7'3" (2m 20cm) X 6'4" (1m 93cm)

The third bedroom is a single room, grey carpets, and with window facing the rear of the property.



BATHROOM

7'6" (2m 28cm) X 6'4" (1m 93cm)

Modern stylish part tiled bathroom and dual frosted windows The bathroom suite comprises of a standing wash basin with mixer tap, toilet, with dual flush button, bath, heated towel rail and spotlighting.



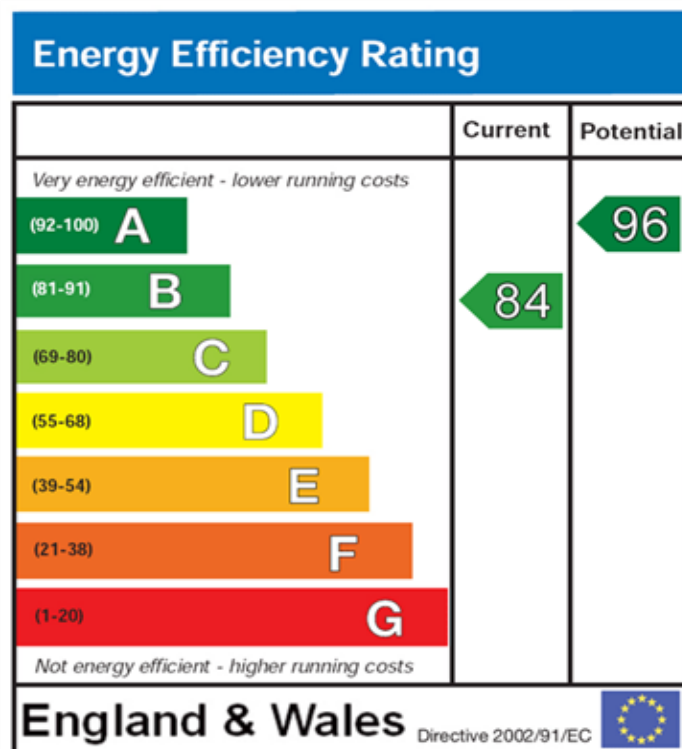
OUTSIDE

To the front of the property is a double parking space boasting electric car charging point. The property itself has a path leading down the side and a small lawn. To the rear the property features a small patio and a lawn.



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.



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.

