

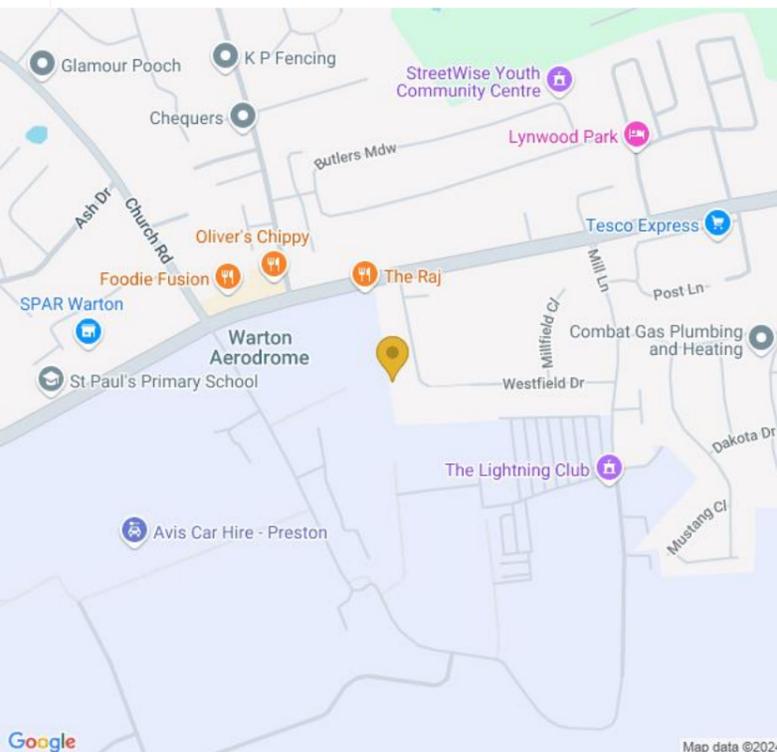
**£225,000**

Elder Close, Warton,  
Preston PR4

**Ground Floor**



**First Floor**



**St Annes  
Landmark House  
5a Cleveleys Avenue FY5 2UH**

**Tel: 01253 720500**

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- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **SOLD WITH NO ONWARD CHAIN- Four Bedroom Semi Detached Family Home**
- **Spacious Lounge, Kitchen & Dining Area, WC, Play Room, Utility**
- **Four Bedrooms, Office, Family Bathroom**
- **Great Location, Close To Local Shops, Schools & Transport Links**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



We are pleased to present to the market this spacious, well presented four bedroom semi-detached family home which is within walking distance to local amenities and public transport links.

Internally, the accommodation comprises a through lounge and a spacious family kitchen with integrated appliances. There is a utility area, ground floor WC and a play room.

To the first floor are four bedrooms, an office and a family bathroom.

The property has a driveway and a well maintained rear garden with decking area.

Tenure: Freehold  
Council Tax: Band C





