



**01253 713 695**  
 21 Orchard Road, St. Annes FY8 1RY  
**01253 731 222**  
 11 Park Street, Lytham FY8 5LU

sales@frankwyles.com  
 www.frankwyles.com  
 facebook.com/frankwyles @frankwyles

naea propertymark PROTECTED The Property Ombudsman rightmove See all our properties at OnTheMarket.com

**43 Ash Drive,**  
**Warton, Preston, PR4 1DD**

- Semi Detached House
- In Need of Updating
- Lounge & Dining Kitchen
- Two Bedrooms & Shower Room
- Driveway, Garage & Rear Garden
- Available With No Forward Chain
- EPC Rating E



**£110,000**

Freehold  
 Energy Efficiency Rating:



**43 Ash Drive,  
Warton, Preston, PR4 1DD  
£110,000**

Semi Detached House in Need of Some Updating Located in the Village of Warton. Ideally Located For Local Schools, Shops & Transport Links, The Property Offers Accommodation in the Form of: Lounge, Dining Kitchen, Two Bedrooms & Shower Room. To the Front is a Driveway Leading to a Single Garage and, to The Rear, A Good Sized Garden. Available With No Onward Chain.

Tenure: Freehold

Council Tax Band B

**Hall**

Double glazed door to front. Cupboard housing gas meter. Wall mounted consumer unit. Stairs to first floor. Door to:

**Lounge 4.547m x 3.631m (widest point)**

Double glazed bay window to front. Fireplace. Shelving. Radiator. Door to:

**Dining Kitchen 5.503m x 3.053m**

Two double glazed windows to rear. Wall and base units with contrasting work surface. Integrated electric oven and gas hob. Space for fridge, freezer and washing machine. Tiled splash backs and tiled floor. Wall mounted combi boiler (installed 2017) and radiator. Space for table and chairs. Under stairs storage cupboard. Double glazed door to rear garden.

**Landing**

Double glazed window to side. Doors to following rooms:

**Bedroom One 3.314m x 3.313m**

Double glazed window to front. Built in wardrobes. Radiator.

**Bedroom Two 2.748m x 2.704m**

Double glazed window to rear. Radiator.

**Shower Room**

Double glazed obscure window to rear. Three piece white suite comprising walk-in shower cubicle with electric shower, wash hand basin with mixer tap, and WC. Tiled walls and floor. Heated towel rail.

**External**

**Front**

Low maintenance paved garden with driveway leading to:

**Single Garage 4.974m x 2.413m**

Up and over door. Double glazed door and window to rear. Power and light.

