

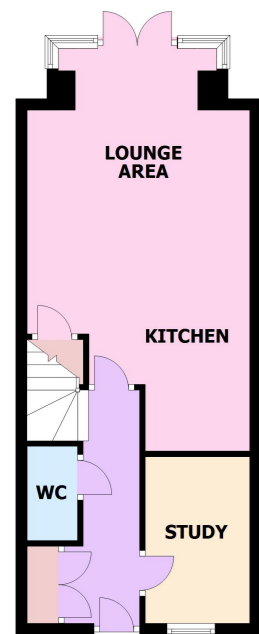
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	95
(82 to 91)	B		
(71 to 81)	C		
(55 to 70)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		

Most energy efficient - higher running costs

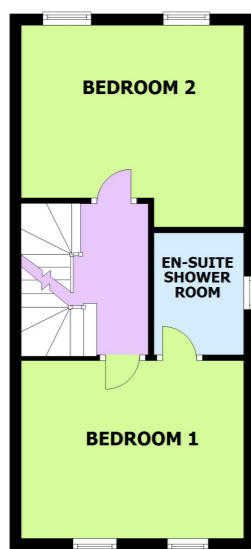
England, Wales & N.Ireland



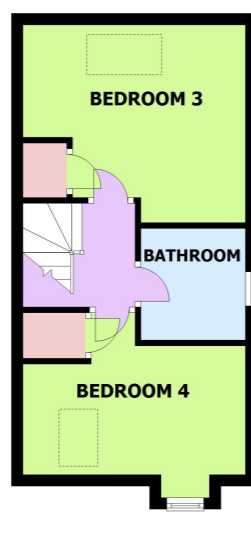
GROUND FLOOR
APPROX. 38.1 SQ. METRES (410.5 SQ. FEET)



FIRST FLOOR
APPROX. 35.1 SQ. METRES (378.2 SQ. FEET)



SECOND FLOOR
APPROX. 31.1 SQ. METRES (335.2 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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23 Thunderbolt Avenue,
Warton, Preston, PR4 1BF

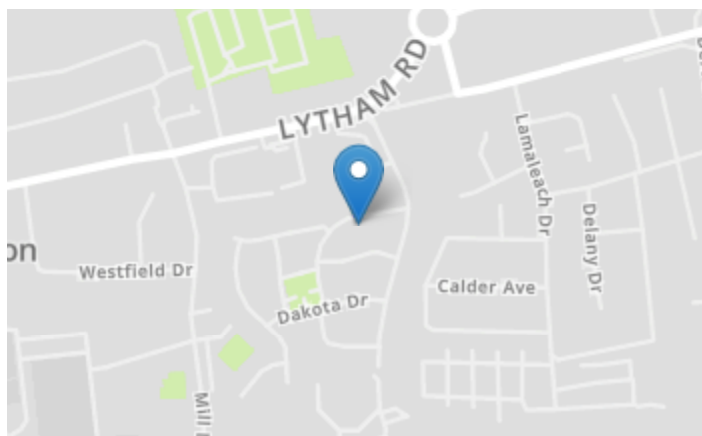
- Modern Three Storey Town House
- Open Plan Living Dining Kitchen, Study & WC
- Four Bedrooms
- En Suite & Family Bathroom
- Off Road Parking & Rear Garden
- Local Amenities & Short Drive to Lytham Centre



OIEO

£195,000

Leasehold
Energy Efficiency Rating: B



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(2) Frank Wyles & Co. has no authority to make or give any representation or warranty whatever in relation to this property.



23 Thunderbolt Avenue,

Warton, Preston, PR4 1BF

OIEO £195,000

Built in 2016, This Three Storey Four Bedroom Semi Detached Town House Offers Modern Family Living in the Form of: Open Plan Living Dining Kitchen, Study & WC to the Ground Floor, Two Bedrooms & En Suite to the First Floor and Two Bedrooms & Bathroom to the Second Floor. To the Front is Off Road Parking, and to the Rear a Private Enclosed Garden. Located Within Easy Reach of Local Amenities and Just a Short Drive From Lytham Centre & Green, This Property is a Must View!

Tenure: Leasehold

Ground Rent: £250 pa

Council Tax Band: C

Entrance Hall

Built-in cloaks cupboard. Radiator, and stairs to first floor. Door to:

Open Plan Lounge / Kitchen 7.05m (23'2") x 3.91m (12'10")

Fitted with a matching range of base and eye level units with worktop space over incorporating 1 ½ bowl stainless steel sink with single drainer and mixer tap. Integrated fridge, freezer, dishwasher and washing machine. Built-in oven and four ring gas hob with extractor hood over. Radiator, and TV point. French doors to rear garden.

Study 2.81m (9'3") x 1.83m (6')

Double glazed window to front. Radiator.

WC

Fitted with two piece suite comprising pedestal wash hand basin with mixer tap, and WC. Extractor fan. Radiator.

First Floor

Landing

Radiator. Stairs to second floor. Doors to:

Bedroom 1 3.74m (12'3") x 3.12m (10'3")

Two double glazed windows to front.

Radiator. Door to:

En-suite Shower Room

Double glazed window to side. Fitted with three piece suite comprising double shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC. Extractor fan, shaver point, radiator and part tiled walls.

Bedroom 2 3.91m (12'10") x 3.54m (11'7")
Two double glazed windows to rear. Radiator.

Second Floor

Landing

Radiator. Doors to:

Bedroom 3 3.91m (12'10") x 3.47m (11'4")
Skylight, radiator, and built-in cupboard housing hot water cylinder.

Bedroom 4 3.91m (12'10") x 2.84m (9'4")
Double glazed window to front. Skylight, radiator, and door to storage cupboard.

Bathroom

Obscure double glazed window to side. Fitted with three piece suite comprising panelled bath with hand shower attachment and mixer tap, pedestal wash hand basin, and WC. Tiled splash backs, extractor fan, and radiator.

External

Drive way to front providing off road parking. Enclosed garden to the rear.

