



**Harbour Lane, Warton, Preston, PR4 1YA**  
**Starting Bid £100,000**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- NO CHAIN
- Handy for BAE & Kirkham Grammar School
- Generous Sized Plot
- Sought After Position
- Two Reception Rooms
- Improvement Works Required
- Realistically Priced

# Harbour Lane, Warton, Preston

For Sale by Online Auction with a Starting Bid of £100,000.  
Terms & Conditions Apply. See WebbMove for all of the auction details.

Occupying a generous sized plot is this spacious 4 bedroom semi-detached house which once improved would make an ideal family home. It is situated in the much sought after village of Warton making BAE Systems, Kirkham Grammar Private School and the M55 motorway links all convenient, as well as good local schools and other amenities. Briefly comprises; hallway, spacious lounge, dining room, kitchen, utility room, four bedrooms (including a loft room) and a family room. Good sized gardens surround the property. Full modernisation is required which has been reflected in the price.

## **PORCH**

4' 2" x 3' 8" (1.27m x 1.12m)

## **HALLWAY**

15' 3" x 3' 8" (4.67m x 1.13m)

## **LOUNGE**

12' 0" x 12' 10" (3.66m x 3.91m)

## **DINING ROOM**

10' 9" x 7' 5" (3.28m x 2.26m)

## **UNDERSTAIRS STORAGE**

3' 0" x 4' 3" (0.91m x 1.3m)

## **KITCHEN**

7' 6" x 10' 2" (2.29m x 3.1m)

## **UTILITY ROOM**

6' 2" x 5' 8" (1.88m x 1.73m)

## **LANDING**

9' 4" x 4' 7" (2.84m x 1.4m)

## **BEDROOM ONE**

12' 1" x 9' 2" (3.68m x 2.79m)

## **BEDROOM TWO**

7' 6" x 9' 11" (2.29m x 3.02m)

## **BEDROOM THREE**

5' 9" x 8' 4" (1.75m x 2.54m)

## **BATHROOM**

10' 9" x 3' 5" (3.28m x 1.04m)

## **INNER HALLWAY**

2' 7" x 2' 10" (0.79m x 0.86m)

## **LOFT ROOM/BEDROOM FOUR**

11' 9" x 17' 10" (3.58m x 5.44m)

## **GARDENS**

Good sized garden to front, side and rear, mostly paved.



# Harbour Lane, Warton, Preston

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "**B**"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
<b>B</b>	<b>£1288.54</b>	<b>£1365.82</b>	<b>£1421.19</b>
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

## PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

14/03/2024



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