



**239 Lytham Road, Warton, Preston, PR4 1AE**  
**£199,995**

PROPERTY  
PERSPECTIVE

## The Property Perspective

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Situated in the well-regarded village of Warton, 239 Lytham Road enjoys a superb position between the popular coastal town of Lytham St Annes and the city of Preston, offering the best of both semi-rural charm and everyday convenience. Warton itself has a rich aviation history, closely linked to BAE Systems, and provides a selection of local shops, pubs and essential amenities. Families are served by nearby schools, while commuters benefit from straightforward access to the A584 and M55 road networks, connecting easily to the wider Fylde Coast and beyond. For outdoor enjoyment, residents can take advantage of coastal walks, open countryside and nearby green spaces, making it an ideal setting for those seeking a quieter pace without feeling remote.

This well-presented two-bedroom semi-detached bungalow is offered in good order throughout and provides comfortable, well-balanced accommodation. The layout includes a bright living room, fitted kitchen, two generous double bedrooms and a modern bathroom featuring a stylish large walk-in shower. The kitchen leads directly into a sizeable orangery, creating a versatile additional reception space flooded with natural light, which in turn opens onto the rear garden. Externally, the rear garden is thoughtfully arranged with lawn, patio and decking areas, along with side access to the driveway and garage. To the front, a neatly maintained lawned garden enhances the property's kerb appeal, completing this attractive and easy-to-manage home.

### Front

Tandem drive for two, single garage, car port, lawn.

### Living Room 14'10" x 12'0" (4.54m x 3.66m)

Front facing, window to front, wood floor, radiator, painted and wallpaper walls.

### Kitchen 8'0" x 11'2" (2.45m x 3.42m)

Rear facing, window to rear, door to Orangery, tiled floor, wall mounted and base units, integrated oven, electric hob, extractor, space for fridge/freezer, space for washing machine.

### Orangery 21'10" x 11'2" (6.66m x 3.42m)

Rear facing, double doors to garden, wood floors, painted walls, electric radiator.

### Bedroom 11'2" x 8'10" (3.42m x 2.71m)

Front facing, radiator, window to front, carpet, painted walls.

### Bedroom 12'0" x 11'11" (3.66m x 3.65m)

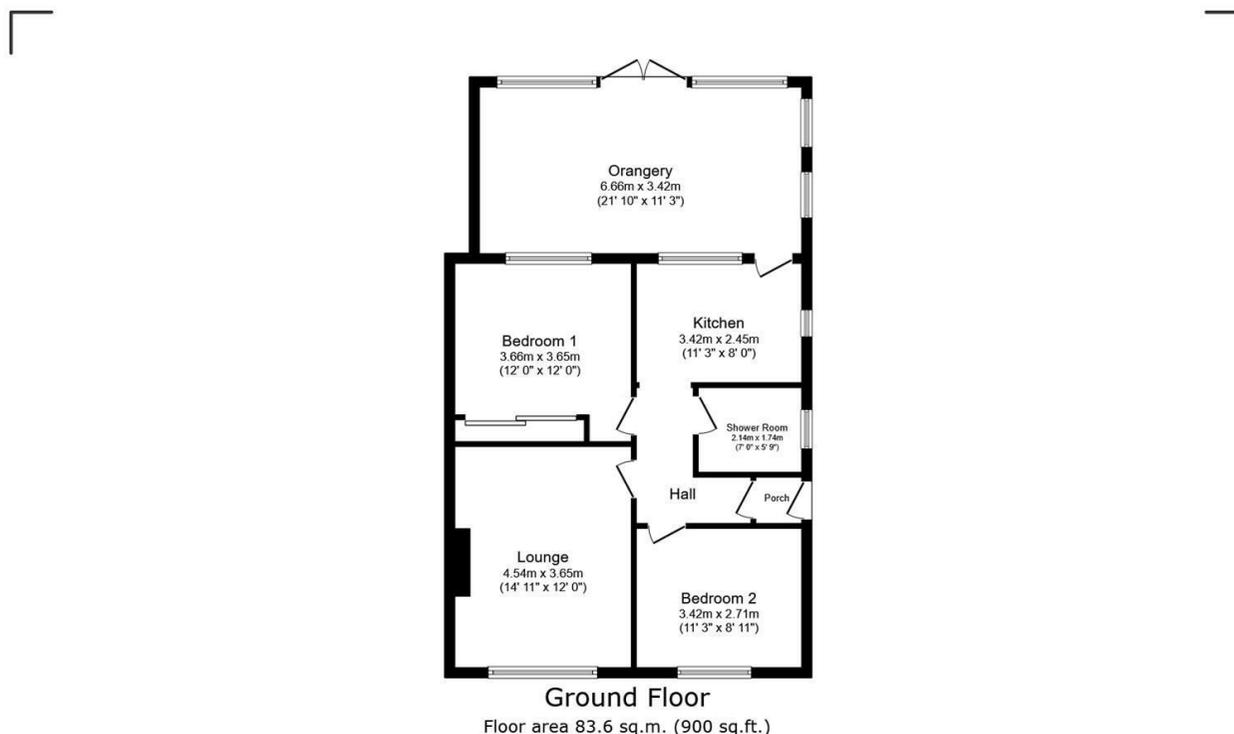
Rear facing, window to rear, radiator, carpet, fitted wardrobes, painted and wallpaper walls.

### Bathroom 7'0" x 5'8" (2.14m x 1.74m)

Side facing, window to side, tiled floor and walls, heated towel rail, walk in shower, toilet, sink, fitted cupboard, loft hatch

### Rear Garden

Lawn, patio, raised decking, shed, side entrance to driveway, shed to side.



Total floor area: 83.6 sq.m. (900 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

