



29 Walton Green, Walton-le-Dale

Preston

£450,000



29 Walton Green

Walton-le-Dale, Preston

Approach this home through an area of special historical character and architectural interest, one that gives an immediate impression of enclosure and security.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Conservation Area Of Special Architectural/Historic Interest
- Detached Family Home
- Wrap Around Gardens
- Off Road Parking For 4 Vehicles
- Three/Four Bedrooms
- Impressive Boot/Utility Room
- Integral Garage
- Great Transport Links

Hallway

Understairs storage. Kardean floor.

Lounge

Log burner. Kardean floor. French doors to side. Window to front & rear.

Office

Kardean floor. Window to front.

Kitchen

Excellent range of eye and low level units including inset 1 1/2 ceramic sink with granite worktops. Integrated appliances include: double fridge/freezer, dishwasher with space for Range Style Oven with extractor above. Space for dining with bi-folds to side. Kardean floor. Window to side.

Utility Room

Good range of eye and low level units with 1/12 stainless steel sink. Plumbed for washing machine with space for dryer. Access to garage. Window to front.

Downstairs Shower Room

Three piece suite including shower cubicle (mains supply). Wall mounted hand wash basin. W.C. Kardean floor. Window to side and rear.



**Landing**

Access to boarded loft. Window to rear.

Bedroom One

Fitted wardrobes. Window to front and side.

Bedroom Two

Window to rear.

Bedroom Three

Previously two bedrooms. Window to front and side.

Family Bathroom

Four piece suit with corner shower cubicle (mains supply).

Panelled bath. W.C. Wall mounted hand wash basin. Fully tiled walls. Tiled floor. Window to front.

GARDEN

Garden to the front of the property. Mainly lawned and extending to the side with patio areas, perfect for al fresco dining and entertaining.

OFF STREET

4 Parking Spaces

Driveway with off road parking.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1733.63 ft²
161.06 m²

Reduced headroom

2.03 ft²
0.19 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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