



**Duddle Lane**  
Walton-le-Dale

- **Extended 3 Bedroom Family Home**
- **Incredibly Spacious Throughout**
- **3 Reception Rooms**
- **Modern Fitted Family Kitchen**

**For Sale £410,000 (Offers Over)**  
EPC Rating 'B'





## Property Description

Upon entering this extended three-bedroom detached home with a double garage, you'll be greeted by a welcoming hallway that sets the tone for the spaciousness within.

To the left, a generously proportioned front-to-back living room awaits, bathed in natural light. The living room seamlessly connects to a study area, and for those seeking even more openness, the possibility exists to remove the dividing wall, creating a cohesive, light-filled space.

The modern kitchen, filled with light, is a culinary delight, boasting hardwood base units and gloss wall units in Orchre, sure to inspire your inner chef. With ample room for dining or relaxation, the kitchen flows effortlessly into a dining area, ideal for entertaining guests.

Completing this floor is a versatile garden room adaptable to your unique needs, whether as a serene retreat or a playroom for the little ones. A convenient downstairs WC adds practicality.





Ascending the stairs, you'll find three generously sized bedrooms, including a primary bedroom with an ensuite bathroom. A family shower room serves the remaining bedrooms, while a utility cupboard enhances convenience.

Step outside and you'll find a private oasis in the form of a beautifully landscaped rear garden, perfect for al fresco dining, entertaining guests, or simply enjoying a moment of tranquillity. The property also features a spacious double garage, large enough to accommodate two cars, as well as a driveway with space for an additional three vehicles, providing ample parking for residents and visitors alike.



#### LOCAL INFORMATION

WALTON LE DALE is a large village in the borough of South Ribble, in Lancashire. It lies on the south bank of the River Ribble, opposite the city of Preston. Catering for all buyers, it boasts reputable schools, transport links and motorway networks for those who want amenities with the Capitol Centre retail park right on your doorstep. The Walton-le-Dale loop provides scenic walking along the Old Tram Road and River Darwen whilst the Guild Wheel and Brockholes Nature Reserve are just a short distance away.

#### ENTRANCE HALL



#### FAMILY BREAKFAST KITCHEN

13' 4" x 21' 2" (4.06m x 6.45m)

#### DINING ROOM

13' 2" x 22' 2" (4.01m x 6.76m)

#### GARDEN ROOM

9' 9" x 15' 2" (2.97m x 4.62m)

#### LIVING ROOM

14' 5" x 15' 8" (4.39m x 4.78m)

#### STUDY

14' 4" x 5' 2" (4.37m x 1.57m)

#### LANDING

#### UTILITY CUPBOARD

6' 0" x 3' 8" (1.83m x 1.12m)

#### BEDROOM ONE

13' 6" x 12' 8" (4.11m x 3.86m)

#### ENSUITE BATHROOM

5' 9" x 8' 1" (1.75m x 2.46m)

#### BEDROOM TWO

14' 6" x 11' 4" (4.42m x 3.45m)

#### BEDROOM THREE

14' 5" x 9' 8" (4.39m x 2.95m)

#### SHOWER ROOM

7' 4" x 8' 2" (2.24m x 2.49m)

#### OUTDOORS



#### DOUBLE GARAGE

17' 2" x 17' 2" (5.23m x 5.23m)



We are informed this is a leasehold property this will require legal verification.

- Length of lease (years remaining) 977
- Annual ground rent amount (£) 150.00pa
- Council tax band E (England, Wales and Scotland)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.



Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







**Approximate total area<sup>(1)</sup>**  
194.59 m<sup>2</sup>  
2094.52 ft<sup>2</sup>

**Reduced headroom**  
0.26 m<sup>2</sup>  
2.85 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements