



Duddle LaneWalton-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'





Duddle Lane, Walton-le-Dale



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 spacious ness 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)

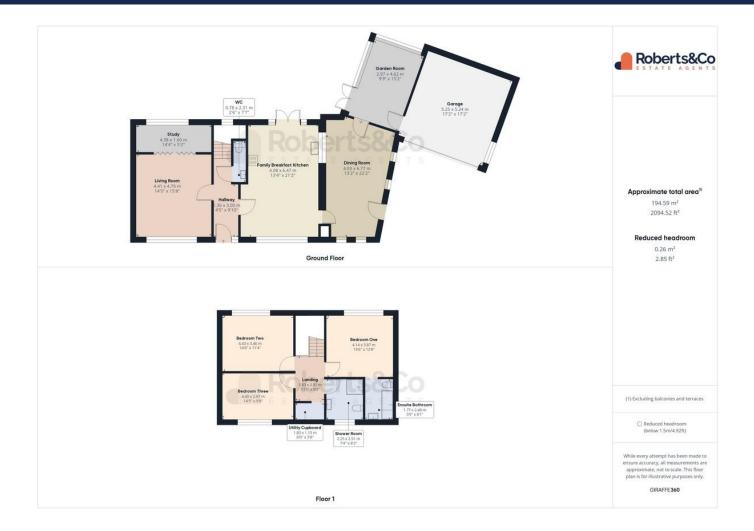
Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

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.









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