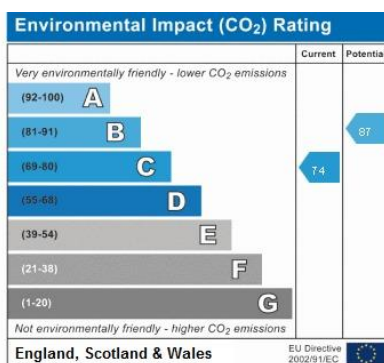
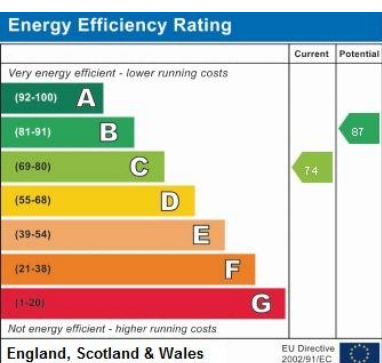




11 Shop Lane, Higher Walton, Preston, PR5 4DA

Price: £195,000



- Overlooks Parkland
- Sought after Village Location
- Three car driveway
- En suite to master bedroom
- Stunning Views
- Fitted bedroom furniture
- Four-piece bathroom
- Convenient for all local amenities

11 Shop Lane, Higher Walton, Preston

FULL DESCRIPTION

This stunning and high standard four bedroom townhouse is located in the sought after village of Higher Walton in a secluded position with excellent views to the front and rear. Situated within walking distance to two primary schools and two high schools and also local shops, takeaways, restaurant, post office, hairdressers and backs onto parkland with kids play area, community center, all weather sports area and supermarkets are a short drive away. The rear garden gets the sun from midday until it sets. The property is arranged over three levels with parking for three cars and a large rear garden with easy maintenance of decking and gravel area with a hard standing base for a shed or patio. Internal viewing essential for the family or those that work from home. Be Quick To View!

ENTRANCE HALL

Double glazed door. Central heating radiator. Alarm system. Built in under stairs storage cupboard.

GROUND FLOOR WC

WC. Pedestal hand basin. Central heating radiator. Extractor fan. Cloaks.

GROUND FLOOR BEDROOM 3

8' 9" x 8' 3" (2.69m x 2.54m)

Double glazed window. Central heating radiator.

GROUND FLOOR KITCHEN/DINING ROOM

12' 1" x 10' 11" (3.69m x 3.33m)

Double glazed french doors and window to garden. Fitted wall and base units in grey. Plumbed for washing machine. Integrated electric oven, gas hob and extractor hood. One and a half bowl stainless steel sink unit and mixer tap. Part tiled.

FIRST FLOOR STAIRS AND LANDING

Spindled staircase and balustrade. Central heating radiator. Built in airing cupboard.

FIRST FLOOR BEDROOM 4

8' 10" x 7' 4" (2.70m x 2.25m)

Laminate floor. Central heating radiator. Double glazed window.

FIRST FLOOR 4-PIECE BATHROOM

Bath. WC. Pedestal hand basin. Shower cubicle. Part tiled. Extractor fan. Central heating radiator. Double glazed window.

FIRST FLOOR LOUNGE

12' 1" x 11' 5" (3.70m x 3.50m)

Double glazed french doors with Juliet balcony overlooking parkland. Laminate floor. Central heating radiator.

SECOND FLOOR STAIRS AND LANDING

Spindled staircase and balustrade.

SECOND FLOOR BEDROOM 1

12' 1" x 11' 5" (3.70m x 3.50m)

Fitted double wardrobes, dressing table with drawers and bedside cabinets. Two double glazed windows. Central heating radiator. Laminate floor. Ceiling fan light.

ENSUITE

WC. Shower cubicle. Vanity hand basin with additional storage



11 Shop Lane, Higher Walton, Preston

cupboards and heated mirror with light and demist feature. Part tiled. Chrome ladder style radiator.

SECOND FLOOR BEDROOM 2

12' 1" x 11' 5" (3.70m x 3.50m)

Fitted double wardrobes and overhead cupboards with dressing table and bedside cabinets. Illuminated mirror. Central heating radiator.

GARDENS

Three car driveway to the front.

Approximately 55' rear garden with large decking area, gravel seating area and a hard standing for a shed or additional patio. Sunny aspects from midday to offer a sunny rear garden. Backs onto parkland.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

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	£1288.54	£1365.82	£1421.19
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.

26/02/2024



11 Shop Lane, Higher Walton, Preston



Ground Floor



Floor 1



Floor 2

Approximate total area¹¹
886.5 ft²
82.36 m²

Excluding balconies and terraces

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

GIRAFFE 360