

Property Particulars

Ennerdale Drive, Walton-Le-Dale.



- **Detached Family Home In Most Sought After Location**
- **Excellent Potential to Extend subject to Applicable PP**
- **Generous Plot & Idyllic Setting**
- **Three Reception Rooms**
- **Requires Some Updating**
- **Head Of Quiet Cul De Sac**
- **Three Double Bedrooms**
- **Galley Kitchen & Useful Utility Room**

£325,000

A great opportunity to purchase a fabulous home in a most sought after setting and location, a very generous plot. Although needing updating and modernising this lovely property offers amazing potential, being set amongst other beautiful homes in a quiet cul de sac. There are three double bedrooms, three great size reception rooms and a galley kitchen, spacious utility room, generous ground floor wet room and an additional first floor shower room. As the property sits at the head of the cul de sac it boasts the greatest of privacy as well as a triple width driveway, open plan front gardens with shrubs and integral garage. The rear garden boasts a breathtaking wooded view with gardens having lawn area, patios and well established flower bed areas. There is gas central heating and double glazing and the property is offered for sale with No Chain Delay. Excellent local countryside, and still easy access to The Capital centre shopping area and local schools, amenities and great motorway connectivity via Cuerdale Lane. Call Marie Holmes Estates today to arrange a viewing.

Entrance Hall -

With a double glazed door and side panel to the front, stairs to first floor, doors off.

Lounge - 18' 0" x 11' 9" (5.48m x 3.58m)

With uPVC double glazed window to the front and double glazed window to the rear, two radiators, two ceiling lights, door to garden room.



Garden Room - 18' 7" x 9' 0" (5.66m x 2.74m)

With parquet flooring, uPVC double glazed windows to the side and front with door accessing the rear garden, radiator and ceiling light.

Dining Room - 10' 4" x 9' 2" (3.15m x 2.79m)

With uPVC double glazed window to the front, radiator and ceiling light.



Kitchen - 15' 5" x 7' 0" (4.70m x 2.13m)

With a range of wall, drawer and base units with contrasting working surfaces, gas cooker, sink unit, two double glazed windows to rear and door to utility room.



Utility room - 11' 1" x 6' 6" (3.38m x 1.98m)

With base units and under surface area, plumbed for washer, uPVC double glazed window and door to wet room.

Ground Floor Wet Room - 11' 0" x 7' 0" (3.35m x 2.13m)

With tiled flooring and walls, low suite W.C. wash hand basin on vanity unit, electric shower, radiator and window.



First Floor Landing -

With doors off.

Bedroom One - 14' 7" x 9' 5" (4.44m x 2.87m)

With uPVC double glazed window to the front.



Bedroom Two - 12' 1" x 9' 4" (3.68m x 2.84m)

With uPVC double glazed window to the front.

Bedroom Three - 11' 10" x 8' 2" (3.60m x 2.49m)

With uPVC double glazed window to the rear.



Shower Room -

With shower enclosure, pedestal wash hand basin and window.

Outside -

With driveway parking on approach to garage, lawn area and hedging.

Rear Garden -

With patio area, lawn garden with fruit trees, mature hedges, plant and shrubs borders.



Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm