



**Dorchester Avenue, Walton-Le-Dale**

**Offers Over £119,950**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, second-floor apartment in the sought-after Walton Park area. This fantastic, generously sized and ready-to-move-into apartment is one not to be missed. The property offers easy access to Preston City Centre, major transport links including the M6, M65, and M61, and is conveniently located close to local schools and amenities. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property, you will find yourself in the main hallway, which provides access to all rooms. At the end of the hall, you enter the open-plan lounge/diner/kitchen area. The spacious lounge features a charming Juliette balcony that allows plenty of natural light. This space flows into the dining area, which offers ample room for a large family dining table, with the added option of breakfast bar seating within the connected kitchen. The kitchen, also accessed from the hallway, provides generous storage and includes integrated appliances including a fridge, freezer, oven, hob, washing machine, and dishwasher.

The home also includes two well-proportioned double bedrooms and a three-piece family bathroom with an over-the-bath shower.

Externally, communal gardens can be found to the front with ample private parking to the rear. The property is also situated close to local Nature Reserve Park and Pond so ideal for walking, running and cycling.







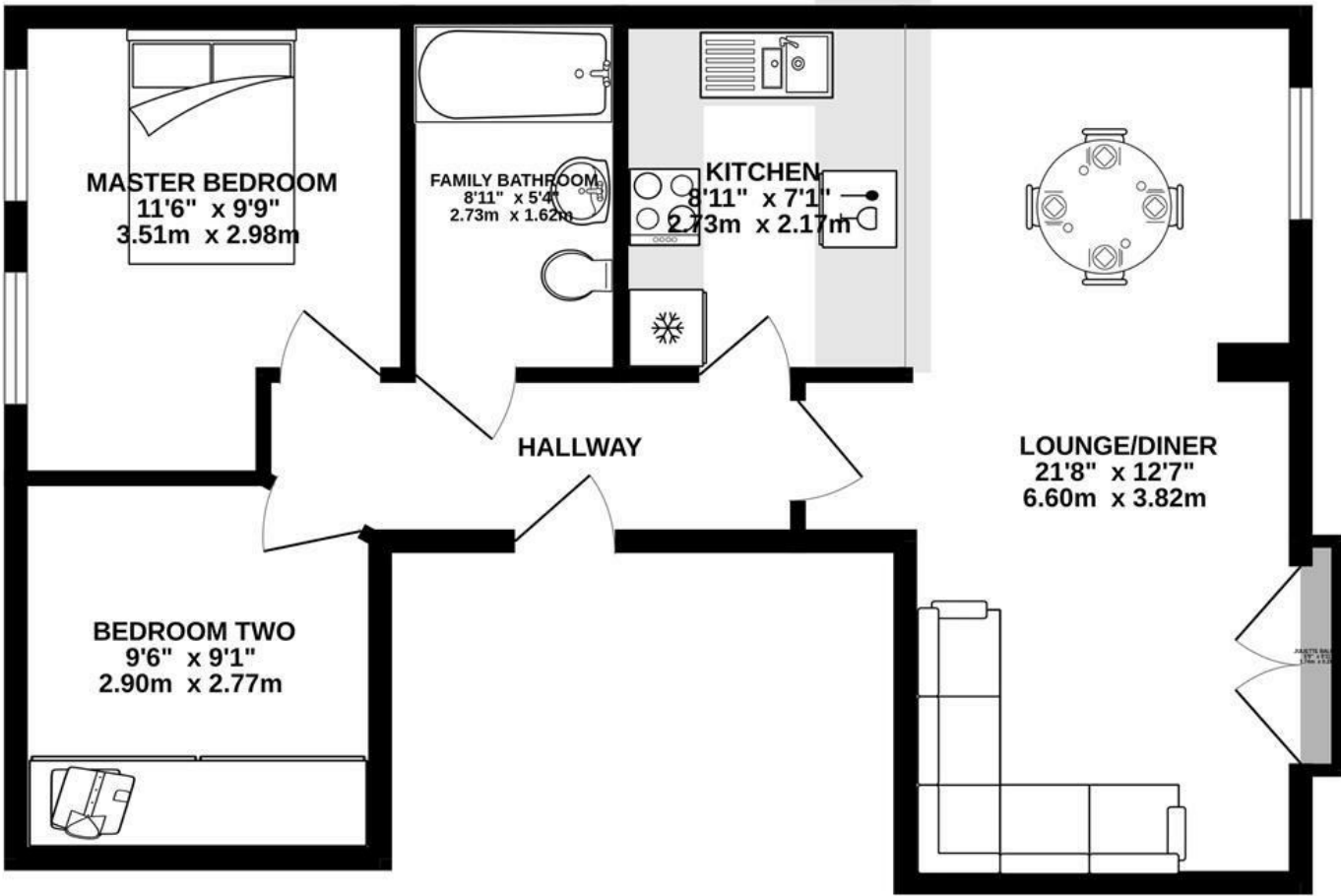






2ND FLOOR

575 sq.ft. (53.4 sq.m.) approx.




TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 