

GUILDHALL

SALES & LETTINGS



14 Lark Hill

, Higher Walton, PR5 4DS

Offers Over £115,000



A PERFECT FIRST TIME HOME

We are proud to welcome this fantastic two bedroom mid terraced property to the market in the popular area of Higher Walton. Featuring two double bedrooms, two spacious reception rooms, neutral decoration and modern fixtures and fittings; this property should not be missed. Conveniently located close to local schools, amenities and bus routes this property is ideally suited to first time buyers or rental investors.

Comprising briefly; entrance via the front door to a welcoming vestibule. The vestibule leads to a spacious reception room. The reception room has stairs to the first floor and double doors to the second reception room. The second reception room has a door leading to the kitchen which in turn has a door leading to the rear of the property. The first floor has a landing which gives access to two double bedrooms and a three piece bathroom suite. Externally to the front there is a shared access pathway. To the rear there is an enclosed patio yard.



Ground Floor

Entrance Vestibule 3'2 x 2'9 (0.97m x 0.84m)

UPVC double glazed entrance door, tiled elevations, tiled flooring and hardwood single glazed door to reception room one.

Reception Room One 14'3 x 12'7 (4.34m x 3.84m)

UPVC double glazed window, central heating radiator, television point, stairs to the first floor, wood effect flooring and hardwood single glazed double doors to reception room two.

Reception Room Two 14'3 x 8'6 (4.34m x 2.59m)

UPVC double glazed window, central heating radiator, meter cupboard, coving, wood effect flooring and doors to storage cupboard and kitchen.

Kitchen 9'6 x 5'11 (2.90m x 1.80m)

UPVC double glazed window, range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, space for cooker, plumbing for washing machine, space for fridge and freezer, tiled flooring and UPVC double glazed door to the rear.

First Floor

Landing 9'1 x 5'9 (2.77m x 1.75m)

Loft access and doors to two bedrooms and bathroom.

Bedroom One 14'1 x 11'7 (4.29m x 3.53m)

UPVC double glazed window, central heating radiator, television point and coving.

Bedroom Two 9'2 x 8' (2.79m x 2.44m)

UPVC double glazed window, central heating radiator and television point.

Bathroom 9'4 x 5'9 (2.84m x 1.75m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, fitted storage, tiled elevations and tile effect flooring.

External

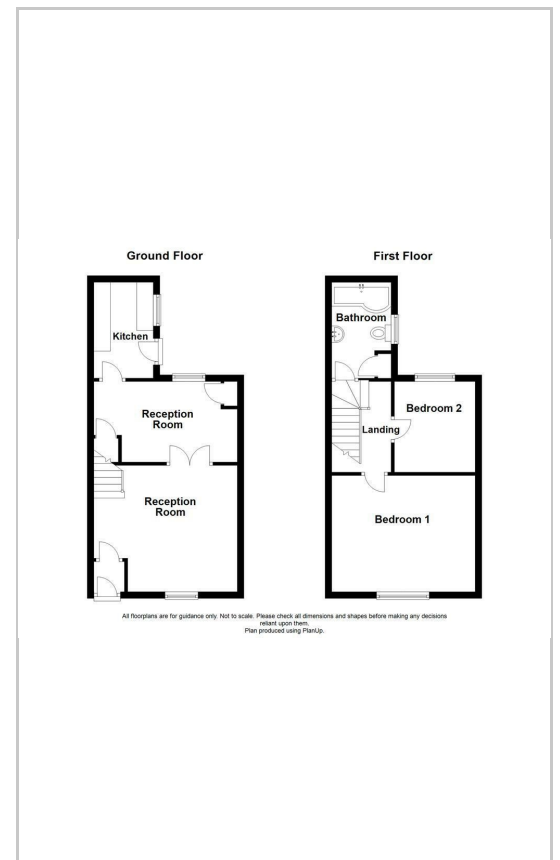
Rear

Enclosed paved yard.

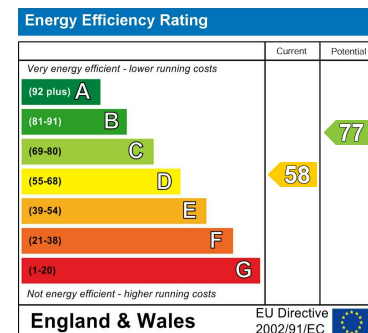
Area Map



Floor Plans



Energy Efficiency Graph



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