

# GUILDHALL

SALES & LETTINGS



## 26 Walton Gardens

Hutton, Preston, PR4 5SF

£400,000



Boasting contemporary features and neutral decor throughout, this property is situated within the well sought after area of Hutton, within close proximity to amenities, commuter links and schools. Internally comprising of an integrated garage, a spacious lounge, contemporary fitted kitchen diner and utility room, a ground floor WC, a three piece family bathroom suite, four double bedrooms and en suite, this property is well suited for growing families and is not to be missed!

Externally to the rear of the property is an enclosed laid to lawn garden, to the side of the property is a 7kw Ohme fitted Ev charger and to the front is a driveway providing off road parking along with further laid to lawn gardens.

For further information or to arrange a viewing, please call the team on 01772 769999!



## Ground Floor

### Entrance Hallway

Central heating radiator, staircase to the first floor and doors to the garage, lounge and kitchen diner.

### Lounge 11'2" x 19'1" (3.42 x 5.82)

UPVC double glazed window with a fitted plantation shutter and a central heating radiator.

### Kitchen Diner 9'2" x 17'4" (2.8 x 5.3)

UPVC double glazed window, UPVC French rear entrance doors, central heating radiator and is fitted with a range of wall and base units with work surfaces, stainless steel sink, drainer and mixer tap, integrated oven, integrated four ring hob with an extractor hood, integrated fridge and freezer, tiled flooring and a door to the utility room.

### Utility room 6'10" x 5'6" (2.1 x 1.7)

UPVC double glazed window, UPVC double glazed rear entrance door and is fitted with a range of base units with work surfaces, plumbing for a washing machine, tiled flooring and a door the ground floor WC.

### Ground Floor WC 4'11" x 3'10" (1.5 x 1.19)

Wash basin with mixer tap and a dual flush WC.

## First Floor

### Landing

Doors to four bedrooms and the family bathroom.

### Bedroom One 13'1" x 10'2" (4.0 x 3.1)

UPVC double glazed window with a fitted plantation shutter, central heating radiator and a door to the en suite.

### En Suite 4'3" x 6'10" (1.3 x 2.1)

UPVC double glazed window, central heating radiator, shower enclosure with over head shower feed, pedestal wash basin with mixer tap, dual flush WC and partially tiled elevations.

### Bedroom Two 11'1" x 9'2" (3.4 x 2.8)

UPVC double glazed window and a central heating radiator.

### Bedroom Three 12'5" x 9'2" (3.8 x 2.8)

UPVC double glazed window and a central heating radiator.

### Bedroom Four 10'2" x 8'2" (3.1 x 2.5)

UPVC double glazed window with a fitted plantation shutter and a central heating radiator.

### Bathroom 6'2" x 6'2" (1.9 x 1.9)

UPVC double glazed window, central heating radiator, panelled bath with over head shower feed, pedestal wash basin with mixer tap, dual flush WC and partially tiled elevations.

## External

### Rear

Enclosed laid to lawn garden.

### Front

Driveway providing off road parking and a laid to lawn garden area.

### Garage 16'0" x 7'9" (4.9 x 2.38)

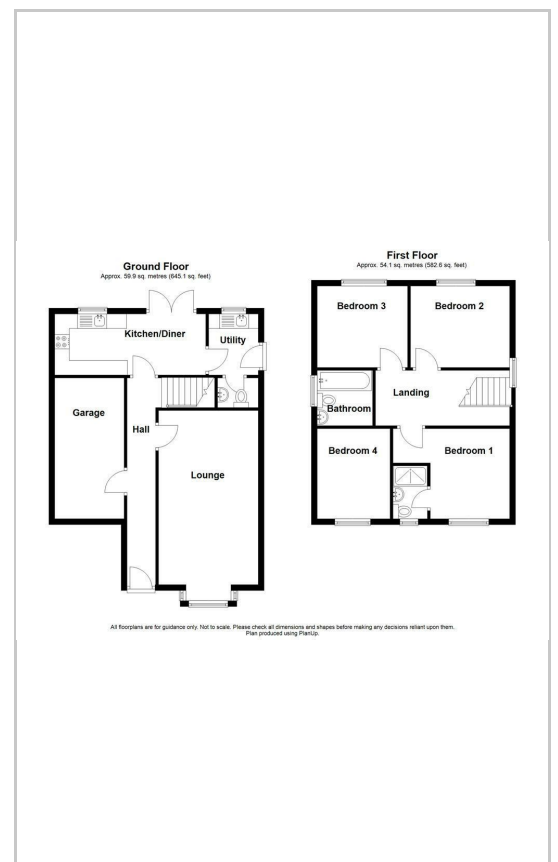
### Agents Notes

This property also offers a 7kw Ohme fitted Ev charger to the side.

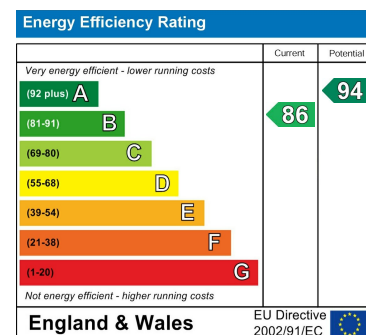
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>