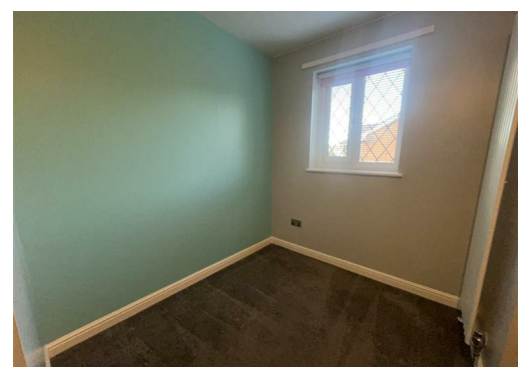




Old Oak Gardens, Walton-Le-Dale, PR5 4BF

£310,000

PRICED TO SELL NOW!!! Modern detached house backing onto woodland. Modern kitchen with appliances plus contemporary bathroom, en suite & WC. Driveway, garage & well presented gardens. **MUST BE VIEWED!!**



19 Old Oak Gardens, Walton-Le-Dale, PR5 4BF

We are delighted to offer for sale this detached house located with woodland to the rear plus with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with quartz worktops plus appliances and contemporary bathroom, en suite and WC. Items of note include walk in bay window to lounge, French doors to dining room, 2 feature radiators to the kitchen plus fitted wardrobes to 3 bedrooms and an alarm. There are ample sockets and media points to the property including USB points to the kitchen and bedroom 1. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, kitchen and WC. There are 4 well proportioned bedrooms, the master with en suite plus a contemporary bathroom off the first floor landing.

The property benefits from well maintained gardens with woodland to the rear creating a private aspect. There is driveway parking leading to a garage with further personnel door, power and light plus a car charging point.

Tenure - Freehold
Council tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring.

Lounge 16'2"(max) x 11'6"(max) (4.95m(max) x 3.53m(max))

With walk in bay window, laminate flooring and blind.

Dining Room 9'8" x 8'8" (2.95m x 2.66m)

With laminate flooring and curtains. French doors leading to rear garden.

Kitchen 17'1"(max) x 9'1"(max) (5.22m(max) x 2.78m(max))

Having a comprehensive range of high gloss wall and base units with complimenting quartz worktops, tiling and floor tiling. With oven, induction hob, hood, washer drier, American fridge freezer and dishwasher plus recessed spot lights and 2 feature radiators.

WC 5'5" x 3'2" (1.67m x 0.97m)

Having modern white sanitary ware with vanity basin, tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 13'9"(max) x 11'7"(max) (4.20m(max) x 3.54m(max))

With fitted wardrobes, carpets and blinds.

En Suite 8'2"(max) x 6'7"(max) (2.51m(max) x 2.02m(max))

Having contemporary white sanitary ware with tiling, floor tiling with under floor heating, vanity basin, chrome ladder radiator and recessed spot lights.

Bedroom 2 12'0"(max) x 11'7"(max) (3.68m(max) x 3.55m(max))

With carpets and blinds.

Bedroom 3 14'5"(max) x 8'5"(max) (4.41m(max) x 2.57m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 4 11'7"(max) x 9'5"(max) (3.55m(max) x 2.88m(max))

With fitted wardrobes, carpets and blinds plus access to store.

Bathroom 9'1"(max) x 8'0"(max) (2.77m(max) x 2.45m(max))

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, vanity basin, ladder radiator and recessed spot lights.

EXTERNAL

The property benefits from well maintained gardens with woodland to the rear creating a private aspect. There is driveway parking leading to a garage with further personnel door, power and light plus a car charging point.

