



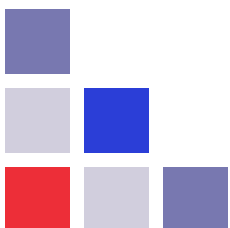
Barn Flatt Close

NO CHAIN

Higher Walton, Preston PR5 4HW

Hazelwells offer for sale this well presented 3 bedroom semi-detached home situated in the popular village of Higher Walton. The property is within close proximity of well regarded schools, local amenities and has good road networks for the city centre and motorway access. The accommodation briefly comprises; hall, lounge, dining room, kitchen, wc, primary bedroom with en suite shower room, two further bedrooms and a family bathroom. There is an enclosed rear garden, allocated parking and visitor parking. Viewings are highly recommended in order to appreciate this family home.

£175,000



Hazelwells
sales & lettings

Hall

Entrance hallway with double glazed window, panel radiator and stairs to the first floor.

Lounge

15' 8" x 12' 5" (4.77m x 3.79m)

Double glazed window to the front, panel radiator, television aerial point.

Dining Room

8' 2" x 8' 2" (2.49m x 2.50m)

Double glazed patio doors to the rear, panel radiator. The dining room is open plan to the kitchen.

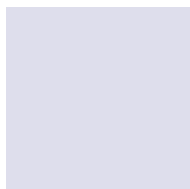
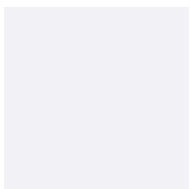
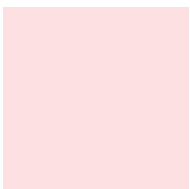
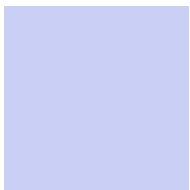
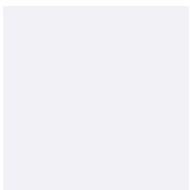
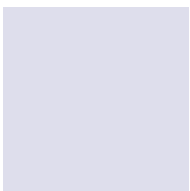
Kitchen

9' 2" x 7' 3" (2.79m x 2.22m)

A fitted kitchen with modern wall and base units, work surfaces and tiled splash backs. Integrated electric oven, gas hob with extractor fan over, stainless steel 1 1/2 bowl sink and drainer with mixer tap, space for fridge, freezer and washing machine.

WC

A two piece suite comprising wc and wash hand basin, double glazed window to the side.



First Floor Landling

Double glazed window to the side, airing cupboard, loft access and panel radiator.

Master Bedroom

12' 4" x 12' 7" (3.77m x 3.84m)

Double glazed window to the front, panel radiator.

En Suite

Two piece suite comprising wash hand basin and walk in shower. Double glazed window to the front and panel radiator.

Bedroom 2

8' 1" x 9' 5" (2.47m x 2.86m)

Double glazed window to the rear and single panel radiator.

Bedroom 3

7' 11" x 6' 3" (2.42m x 1.90m)

Double glazed window to the rear and single panel radiator.

Bathroom

6' 4" x 6' 2" (1.93m x 1.87m)

Three piece suite in white comprising of panel bath, pedestal wash hand basin and wc. Extractor fan and panel radiator.

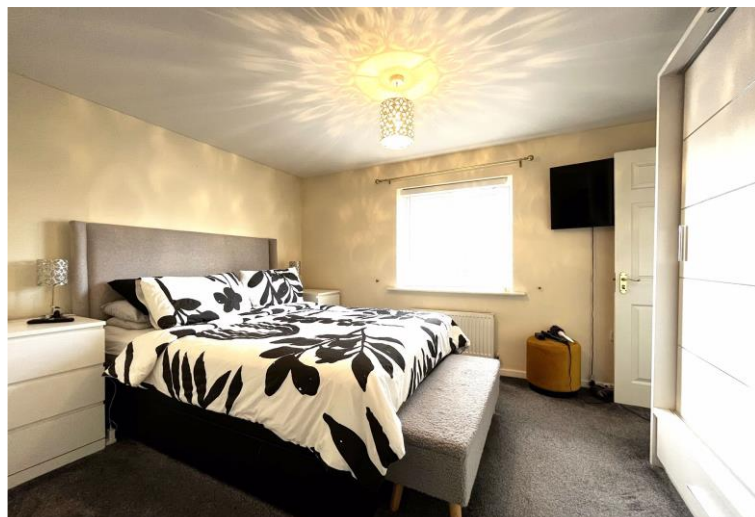
Rear Garden

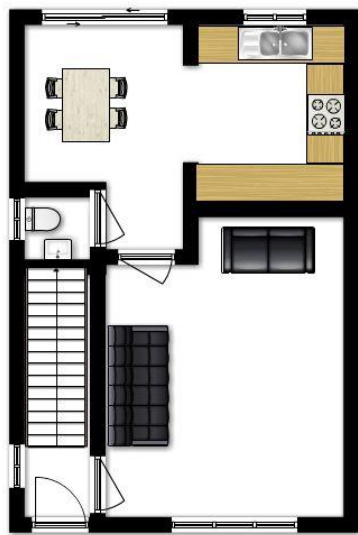
Enclosed rear garden with patio and lawned area. Gate access to the rear.

Parking Space

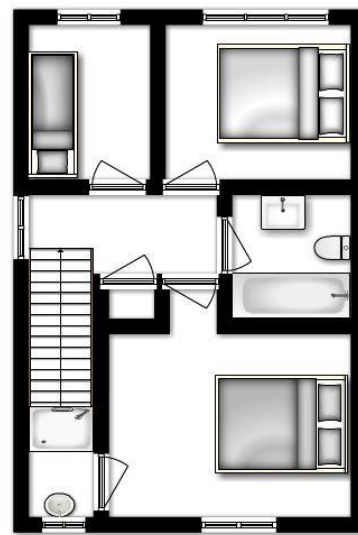
Allocated Parking space and visitor parking.

We have been advised by the vendor that the property is Leasehold: 250 years from 01/09/2003 Ground Rent: £200 per annum Maintenance: £200 per annum





GROUND FLOOR



FIRST FLOOR

FLOORPLAN

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If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.