



56 Coniston Drive

Walton-Le-Dale, Preston, PR5 4RP

£169,950



Offered for sale with NO CHAIN involved, this attractive true bungalow is a blank canvas for a new owner to make their own mark. Tastefully decorated throughout, the rooms are bright and well proportioned and the gardens are spacious and easy to maintain. The accommodation boasts an entrance hallway with access to the lounge, the master bedroom, a second bedroom, the fully tiled shower room and the modern kitchen which benefits from a separate utility room. With the added bonus of driveway parking for several cars and shed to rear, this is sure to be a hit. Early viewings are highly recommended so call now on 01772 698888. Freehold. Council Tax Band B. EPC rating D.



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Entrance Hallway

uPVC double glazed window and door to side, central heating radiator, storage cupboard, doors to the two bedrooms, lounge, utility room, shower room and kitchen. Loft hatch.

Lounge

15'6" x 11'0" (4.728m x 3.366m)

uPVC double glazed window to front, central heating radiator, wall mounted living flame electric fire.

Kitchen

9'7" x 7'2" (2.933m x 2.198m)

uPVC double glazed window to side, uPVC double glazed exit door to rear, laminate flooring. Wall and base units in white with chrome bow handles, contrasting wood effect worktop and complementary tiled splashback, integrated four ring electric hob with overhead extractor, oven and stainless steel sink with drainer. Breakfast bar. Space for a fridge. Recessed spotlights.

Utility Room

5'6" x 2'7" (1.679m x 0.790m)

uPVC double glazed window to side. Space for a washing machine.

Shower Room

5'4" x 4'9" (1.638m x 1.471m)

uPVC double glazed frosted window to side, laminate flooring, panelling and tiling to walls. Three piece suite comprising low level WC, pedestal hand basin and enclosed shower cubicle. Vanity cupboard. Recessed spotlights. Central heating radiator. Extractor fan. Shaving socket.

Bedroom One

13'0" x 10'11" (3.987m x 3.344m)

uPVC double glazed window to rear, central heating radiator.

Bedroom Two

9'7" x 8'11" (2.929m x 2.719m)

uPVC double glazed window to front, central heating radiator.

EXTERNAL

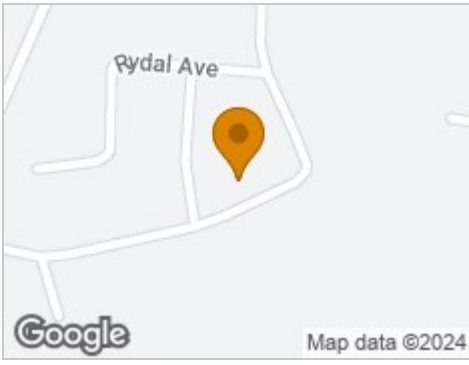
Spacious low maintenance gardens to front, rear and side with parking for several cars. Flagged patio and shed to rear.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



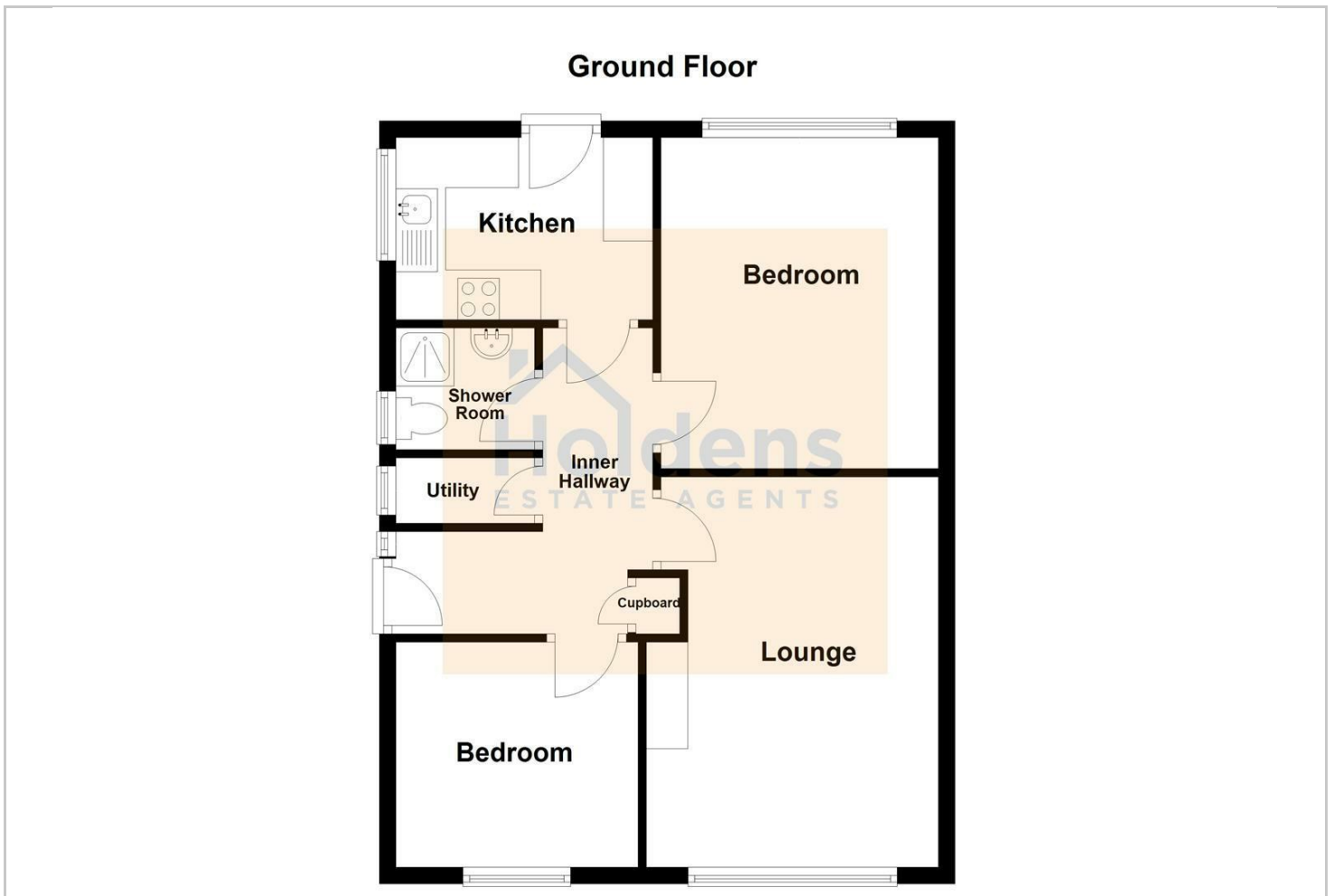
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

