



69 Coniston Drive

Walton-Le-Dale, Walton Le Dale, PR5 4RP

£215,000



Available with NO ONWARD CHAIN, this lovely semi detached true bungalow offers great room sizes and ample opportunity to make a wonderful new home. The accommodation is comprised of an entrance hall, lounge with feature fireplace, spacious dining kitchen with integrated appliances, a conservatory, three bedrooms and the bathroom. Externally, there are gardens front and back, off road parking and a detached garage and storage shed. Viewings available by calling 01772 698888. Freehold. Council Tax Band B. EPC rating D.



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Entrance Hall

uPVC double glazed door to side, doors to the lounge, two bedrooms and the bathroom. Folding door to the kitchen. Central heating radiator. Access to the loft which is part boarded.

Lounge

15'5" x 10'7" (4.703m x 3.248m)

uPVC double glazed bow window to rear, central heating radiator. Feature fireplace with decorative surround and hearth housing an electric fire.

Kitchen

18'0" x 10'4" (5.497m x 3.163m)

uPVC double glazed windows to front and rear. uPVC double glazed door to conservatory. Wall and base units with tiled splashback and contrasting worktops incorporating a stainless steel sink and drainer, four ring electric hob with overhead extractor, oven, fridge and freezer. Space for a washing machine. Wall mounted combi boiler. Central heating radiator. Laminate flooring. Door to Bedroom Three

Conservatory

9'5" x 7'4" (2.889m x 2.258m)

Brick base. uPVC double glazed window to rear, uPVC double glazed exit door to side. Laminate flooring.

Bedroom One

11'7" x 10'5" (3.541m x 3.197m)

uPVC double glazed bow window to front, central heating radiator.

Bedroom Two

10'1" x 9'4" (3.078m x 2.849m)

uPVC double glazed bow window to front, central heating radiator.

Bedroom Three

14'3" x 10'5" (4.344m x 3.188)

uPVC double glazed windows to front and rear, central heating radiator.

Bathroom

7'8" x 5'5" (2.360m x 1.661m)

uPVC double glazed frosted window to side. Tiled walls and flooring. Recessed spotlights. Three piece suite comprising a bath with overhead electric shower and glass screen, pedestal hand basin and low level wc. Central heating radiator.

GARAGE

EXTERNAL

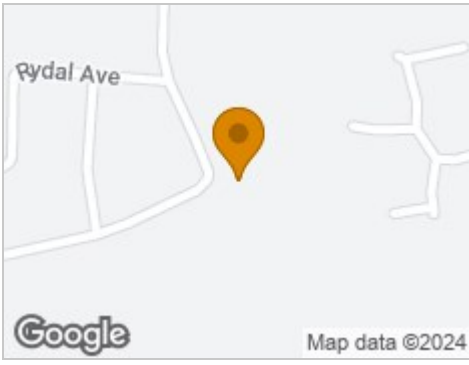
The property has a sunny garden to the rear with open views, stone patio areas and flower beds bordered by mature hedges and trees. To the side, there is a detached single garage and storage shed whilst off road parking is available at the front of the property.

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



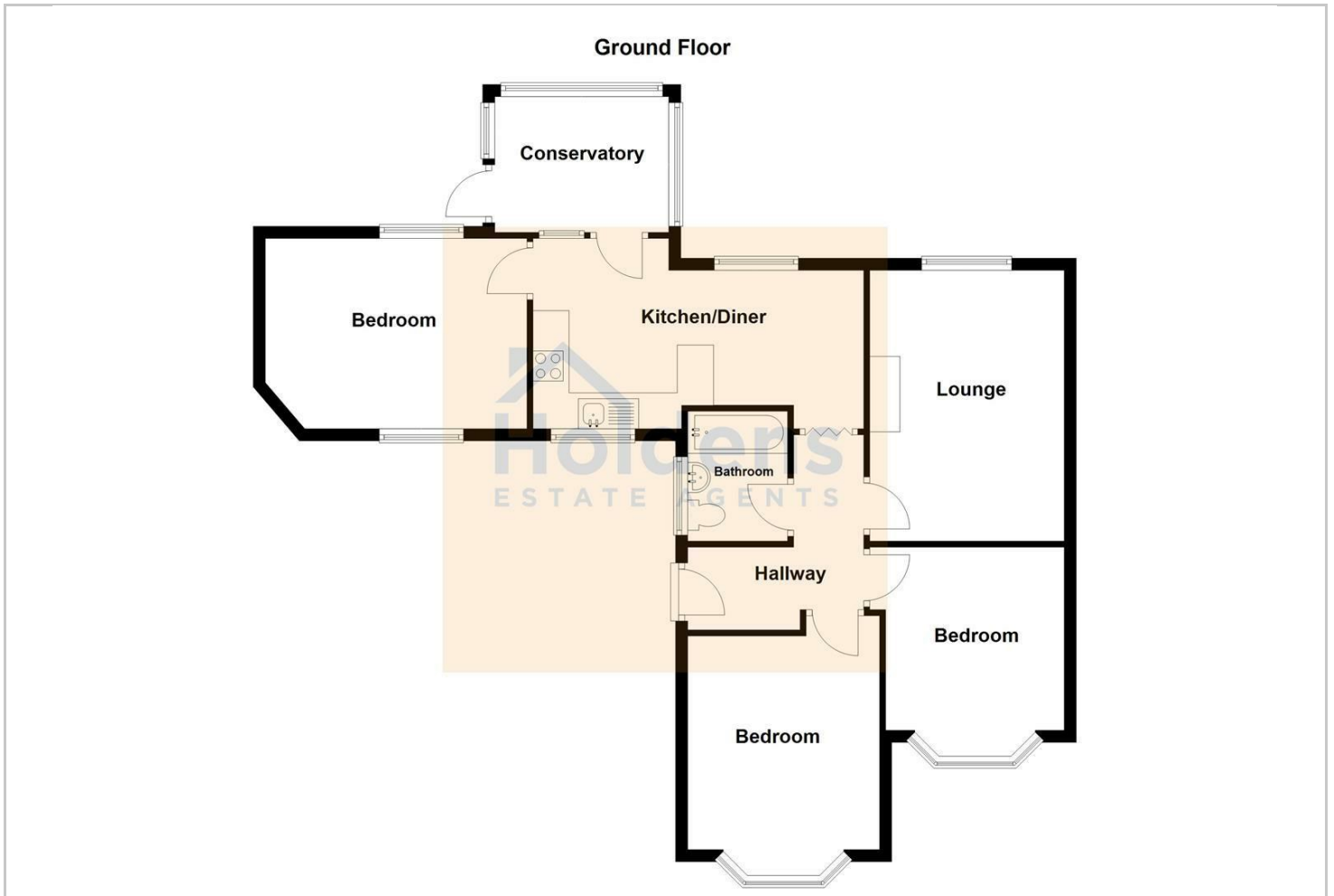
Hybrid Map



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

