



129 Hoghton Lane

Higher Walton, Higher Walton, PR5 4EH



£185,000

Beautifully presented mid terrace house in the lovely village of Higher Walton. Combining the traditional features of the period with modern day fixtures and fittings, this welcoming family home will inspire all those who step over the threshold. Early viewings are highly recommended but, briefly, the ground floor accommodation offers an entrance vestibule, lounge and dining room with feature fireplaces, and a spacious fitted kitchen. Upstairs, there are two double bedrooms, a single bedroom, bathroom and access to the loft which has been partially converted. Freehold. EPC rating D. Council tax band B. Call 01772 698888 to arrange an appointment.





GROUND FLOOR

Entrance Vestibule

Composite door to front with double glazed transom window, tiled flooring, door to the lounge.

Lounge

16'6" x 14'1" (5.031m x 4.302m)

uPVC double glazed window to front, wooden flooring, central heating radiator. Feature fireplace with white Adam style surround, black tiled hearth housing a coal effect gas fire, wall lights, meter cupboard, door to the dining room and stairs to the first floor. Coving and picture rail.

Dining Room

13'1" x 12'2" (3.998m x 3.728m)

uPVC double glazed window to rear, tiled flooring, decorative fireplace, central heating radiator, door to the kitchen, under-stairs storage cupboard.

Kitchen

11'1" x 10'5" (3.401m x 3.193m)

Fitted with a range of wall and base units with complementary tiled splashback and contrasting worktop incorporating a four ring gas hob with extractor, electric oven, washing machine and stainless steel sink with drainer. Space for a fridge/freezer. Tiled flooring. Recessed spotlights. Central heating radiator. uPVC double glazed windows to rear and side. Side exit door to rear yard.

FIRST FLOOR

Landing

Doors to the two double bedrooms, the single bedroom and bathroom. Hatch and ladder to the loft which is partially converted, carpeted, insulated and benefitting from power and lighting.

Bedroom One

15'3" x 14'1" (4.655m x 4.309m)

uPVC double glazed window to front, two central heating radiators, decorative fireplace, built in wardrobes.

Bedroom Two

12'4" x 9'3" (3.761m x 2.841m)

uPVC double glazed window to rear, built in cupboard housing gas boiler with general storage, internal stained glass window.

Bedroom Three

7'6" x 6'9" (2.289m x 2.063m)

uPVC double glazed window to rear, central heating radiator.

Bathroom

10'5" x 6'3" (3.186m x 1.926m)

uPVC double glazed frosted window to side, tiling to two walls, lino flooring, recessed spotlights. Three piece suite comprising a bath with overhead shower, pedestal hand basin and wc.

EXTERNAL

To the front of the property there is a neat landscaped garden whilst, to the rear, there is a yard area currently used for parking and a brick built storage shed.

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



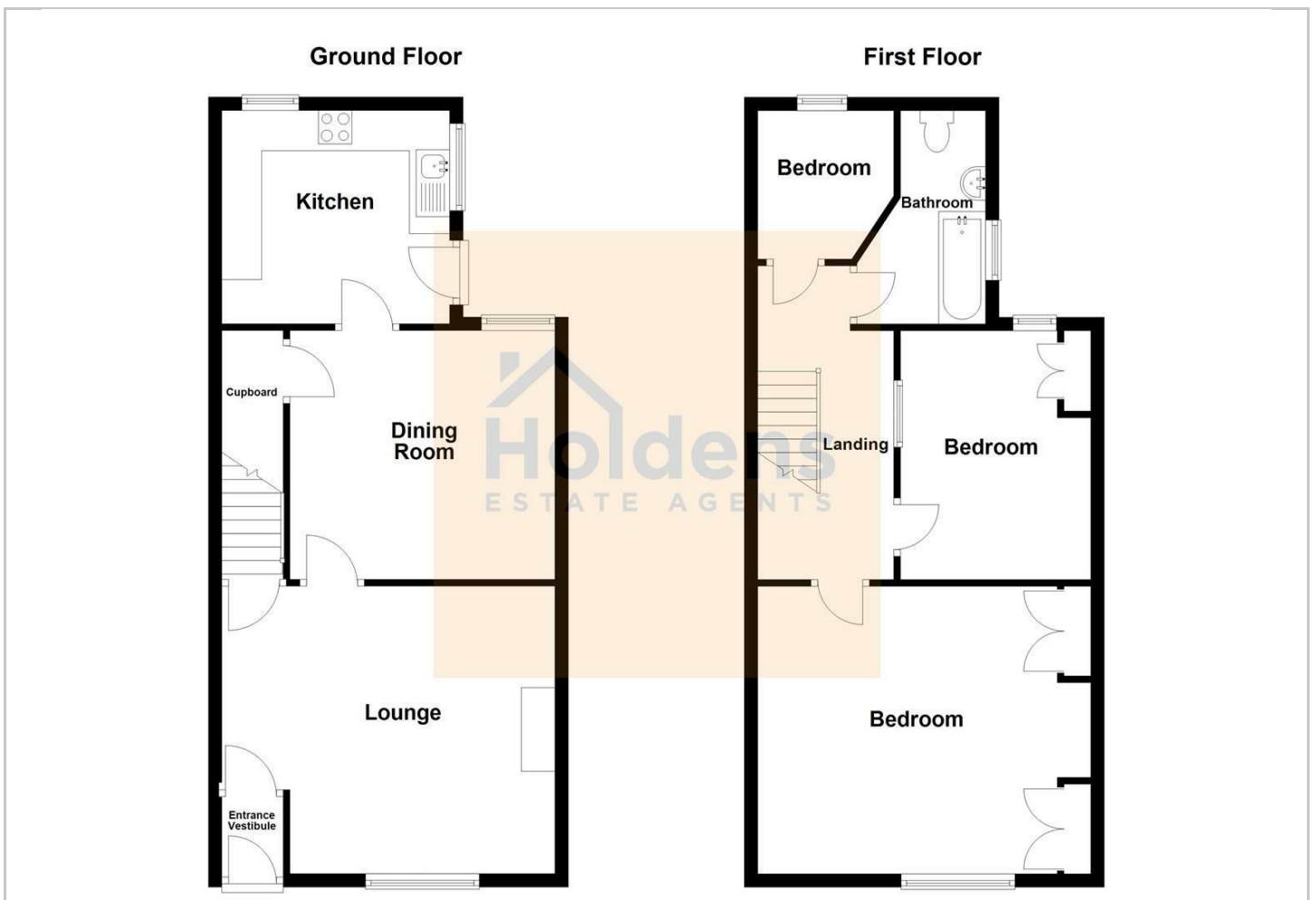
Hybrid Map



Terrain Map



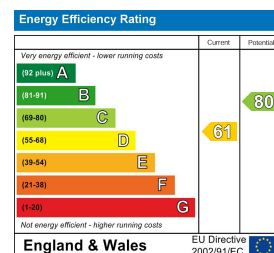
Floor Plan



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



Misdescriptions Act

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