



18 Abbots Close

Walton-Le-Dale, Preston, PR5 4NU



£144,950

This modern two bedroom ground floor apartment is not to be missed. Conveniently located in a popular residential area of Walton Le Dale, close for local shops, schools and motorway access. Briefly the accommodation consists of two spacious bedrooms, benefitting from built in storage and en-suite to the master bedroom, and an attractive three piece family bathroom. The open plan living/dining area provides plenty of natural light throughout, flowing into modern kitchen complete with integrated appliances with the added bonus of a Quooker tap and new boiler fitted at the end of July 2022. Externally the apartment comes with a single garage to the side with a recently re surfaced driveway and new electric garage door. LEASEHOLD Council Tax Band: C. EPC rating C.





GROUND FLOOR

Communal Entrance

Communal entrance door, hallway providing access to the ground floor apartment.

Entrance Hallway

Stone tiled floor, radiator, recessed spotlights, doors providing entrance into two bedrooms, bathroom and open plan living area.

Bathroom

8'5" x 6'8" (2.585 x 2.050)

Modern three piece bathroom suite, uPVC double glazed window to front, stone tiled floor, WC, basin with pedestal, chrome heated towel rack, shaving socket, mirrored bathroom cabinet, tiled splashbacks.

Bedroom One

18'10" x 7'5" (5.763 x 2.270)

uPVC double glazed window to rear, radiator, built in storage cupboard.

Bedroom Two

16'8" x 9'6" (5.086 x 2.907)

uPVC double glazed window to rear, radiator, built in wardrobe, recess spotlights, door into en-suite.

En-Suite

6'2" x 5'9" (1.904 x 1.754)

Modern three piece en-suite, stone tiled floor, WC, basin, enclosed shower cubicle, chrome heated towel rack, tiled to walls, extractor fan, recessed spotlights.

Open plan Lounge/Kitchen/Diner

29'1" x 15'2" (8.876 x 4.632)

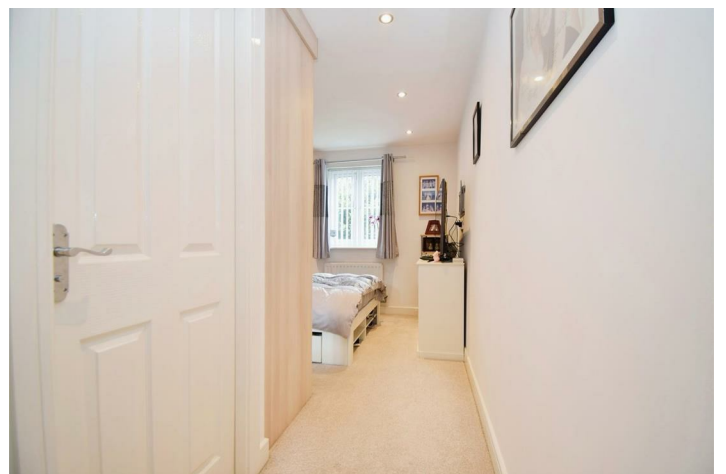
uPVC double glazed windows to front & rear, radiators, recessed spotlights. Modern Kitchen comprising wall & base units with contrasting worktops, stainless steel sink with drainer & Quooker Tap, integrated four ring gas hob, oven with overhead extractor, integrated dishwasher, space for washing machine, integrated fridge freezer, tiled splashbacks, tiled floor. New boiler fitted end of July.

EXTERNAL

Single garage to side with power & lighting, electric up and over door to front and shelving, re surfaced driveway, space suitable for boarding, south facing communal garden area.

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



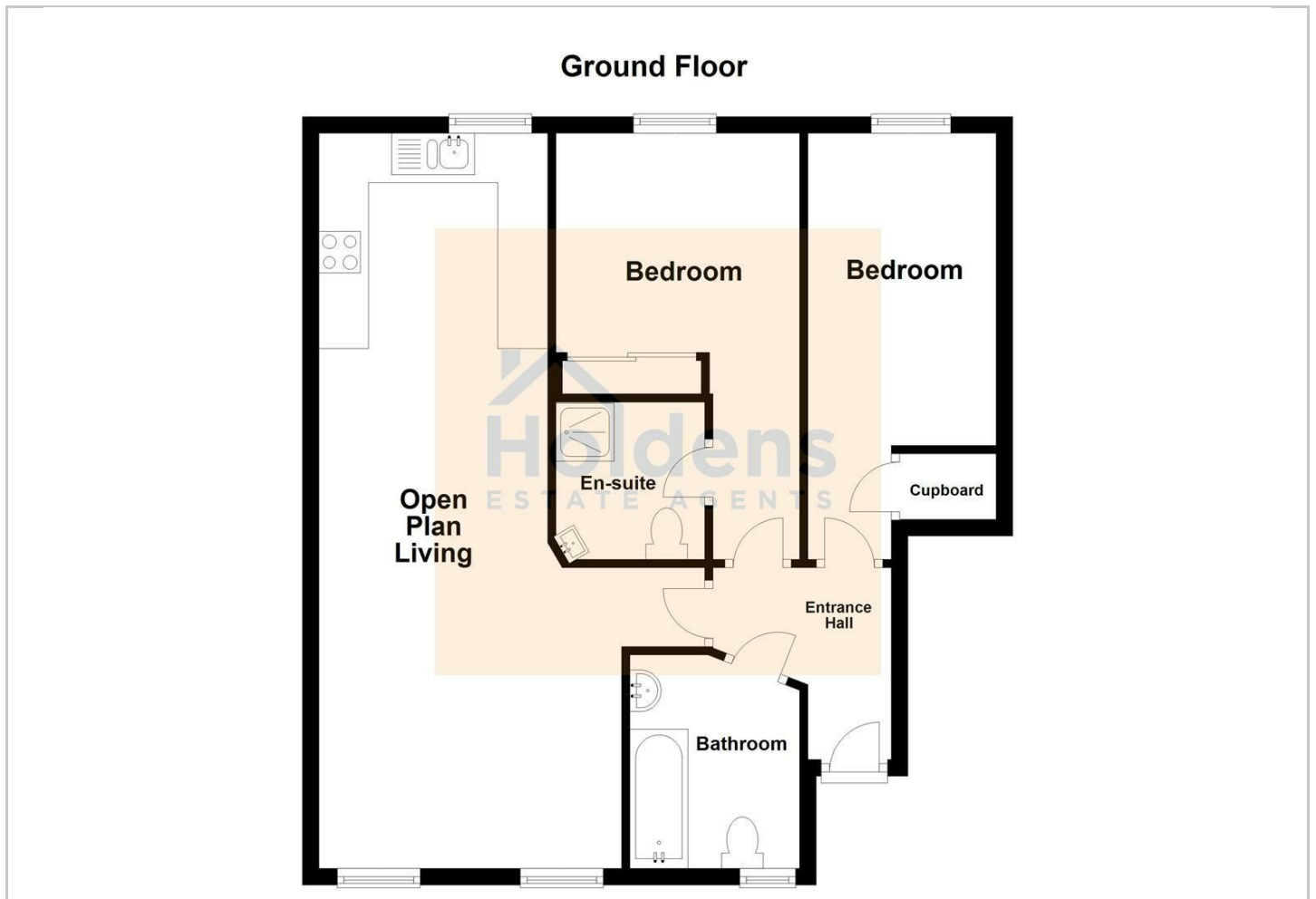
Hybrid Map



Terrain Map



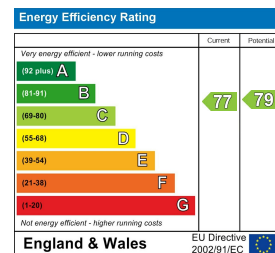
Floor Plan



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



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6 Watkin Lane, Lostock Hall, Preston, PR5 5RD
 Tel: 01772 698888 Email: lostockhall@holdens.co.uk