



## 22 Albany Drive

Walton-Le-Dale, Preston, PR5 4TY



**£189,950**

Offered for sale with NO CHAIN involved, this attractive semi detached bungalow with dormer to the rear is a blank canvas for a new owner to make their own mark. Whilst in need of some modernisation and decoration internally, the rooms are bright and well proportioned and the gardens are well kept and easy to maintain. The accommodation boasts a spacious lounge, second reception/dining room, a kitchen, a single bedroom and shower room on the ground floor and two double bedrooms with built in wardrobes on the first floor. With the added bonus of a driveway, car port, low maintenance gardens and a detached garage, this is sure to be a hit. Freehold. Council tax band C. EPC rating E.







## GROUND FLOOR

### Entrance Vestibule

uPVC double glazed window and door to front, central heating radiator, door into the lounge.

### Lounge

18'5" x 10'11" (5.628m x 3.335m)

uPVC double glazed windows to front, two central heating radiators, fireplace with tiled surround and hearth housing a gas fire. Door to the inner hallway.

### Inner hallway

Doors to the second reception/dining room, kitchen and shower room. Under stairs storage cupboard. Laminate flooring, central heating radiator.

### Kitchen

10'4" x 8'1" (3.175m x 2.466m)

Fitted with a range of wall and base units with harlequin tiled splashback and contrasting worktops incorporating a stainless steel sink and drainer, four ring electric hob with overhead extractor, integrated eye level Neff oven. Spaces for a fridge/freezer and washing machine. Laminate flooring. uPVC double glazed frosted window and exit door to side.

### Shower Room

7'11" x 4'10" (2.426m x 1.492m)

uPVC double glazed frosted window to side, laminate flooring, tiled walls. recessed spotlights. Heated ladder towel radiator. Enclosed shower cubicle with electric shower. Hand basin in vanity unit. WC.

### Second reception/Dining room

9'11" x 7'11" (3.025m x 2.433m)

uPVC double glazed window to rear. Central heating radiator. Built in storage cupboard. Stairs to the first floor. Folding door to bedroom three.

### Bedroom Three

11'4" x 7'10" (3.472m x 2.390m)

uPVC double glazed window to rear, central heating radiator, built in mirrored wardrobes.

## FIRST FLOOR

### Landing

uPVC double glazed window to rear, storage cupboard housing the Baxi combi boiler, doors to the two bedrooms.

### Bedroom One

15'5" x 8'0" (4.709m x 2.440m)

uPVC double glazed window to rear, central heating radiator, built in wardrobes. Alcove storage.

### Bedroom Two

15'4" x 7'10" (4.694m x 2.405m)

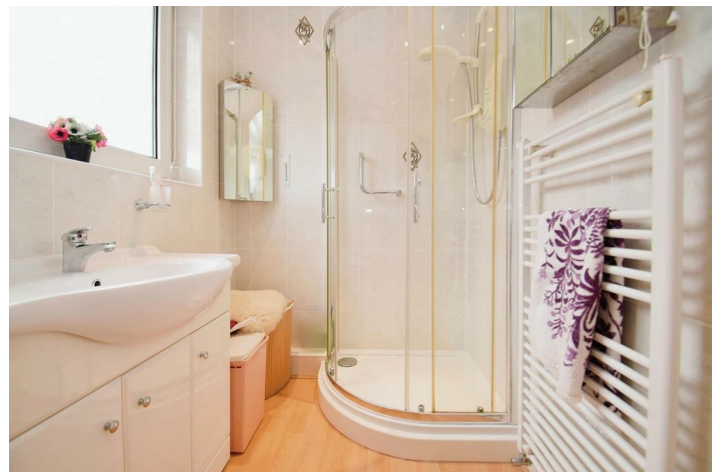
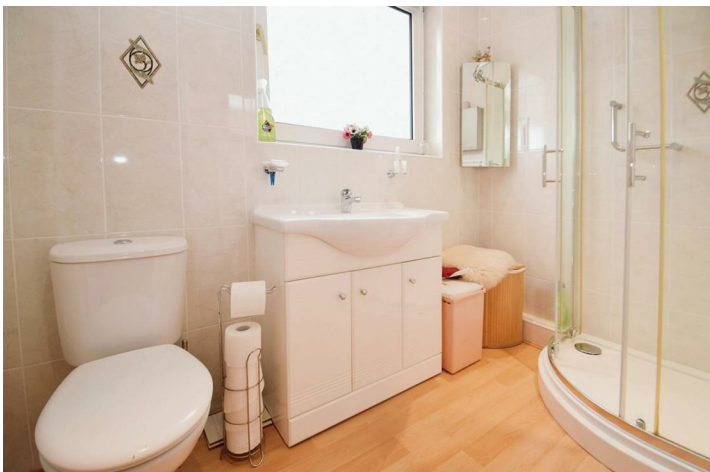
uPVC double glazed window to rear, central heating radiator, built in wardrobes. Alcove storage.

## EXTERNAL

The front garden is landscaped with stone and raised flower beds. To the rear, there is a low maintenance garden with a flagged patio driveway suitable for multiple vehicles, detached single garage and flower beds to rear and side.

## 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.





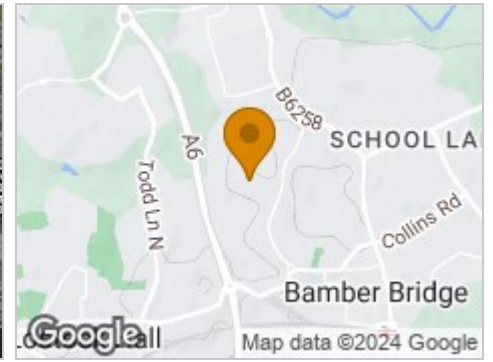
## Road Map



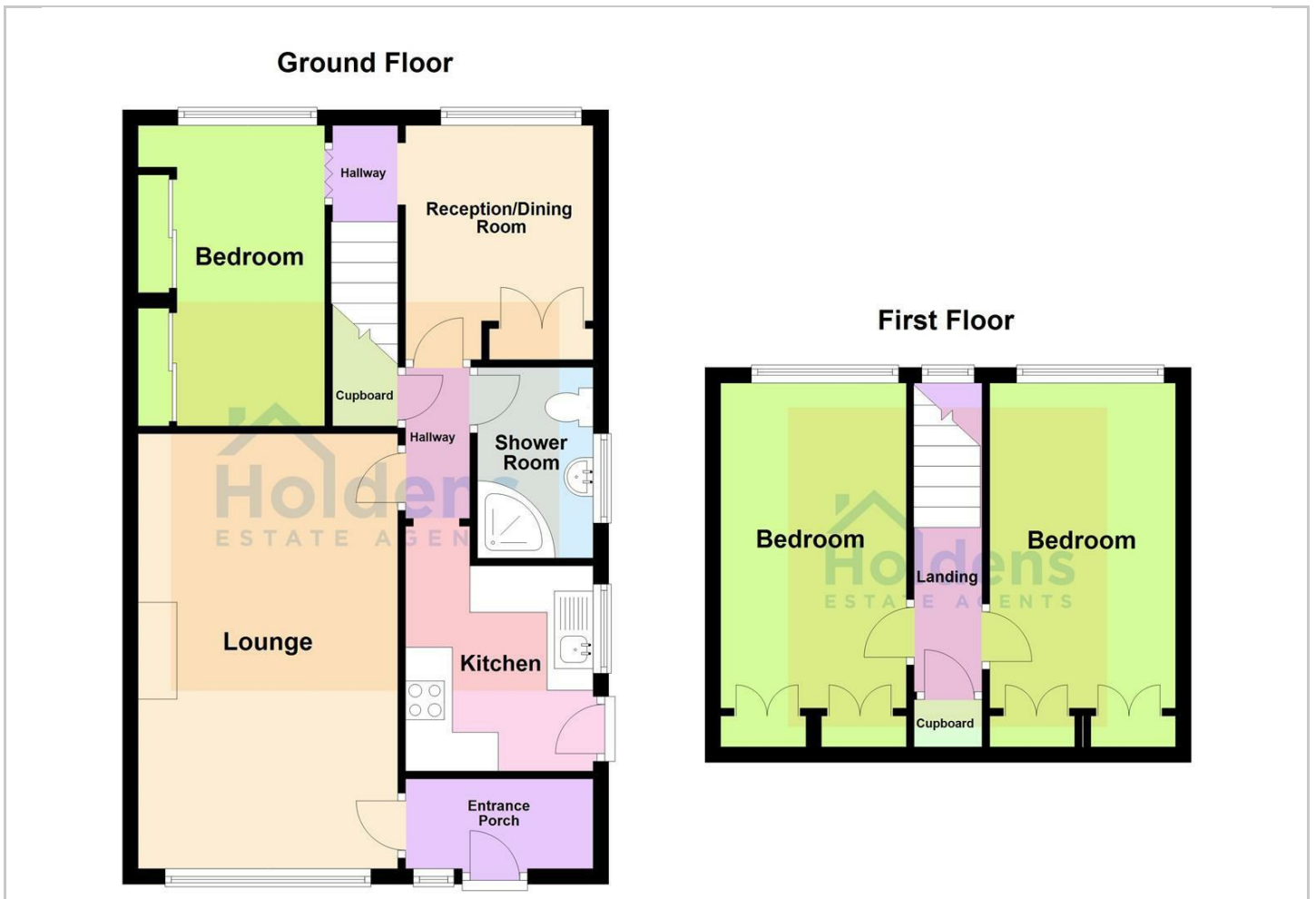
## Hybrid Map



## Terrain Map



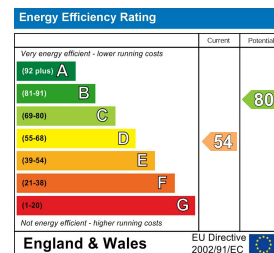
## Floor Plan



## 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



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