



69 Walnutwood Avenue

Bamber Bridge, Preston, PR5 6DT



Offers In The Region Of £259,650

NEW PRICE Standing in an attractive cul-de-sac and with obvious kerb appeal, this desirable townhouse is highly recommended for an early viewing. Offering ample room for family life internally, an attractive rear garden and tasteful decor, sure to suit families of all ages. The ground floor accommodation is comprised of a spacious living room, modern open plan kitchen/diner/living area perfect for entertaining guests! With doors opening to the rear garden and a ground floor WC. On the first floor, there are three bedrooms, and a family bathroom. On the second floor, there is a wonderful master bedroom with en suite shower room. Council Tax Band B Freehold. EPC rating B.





Ground Floor

Entrance Vestibule

Composite double glazed front door, Karndean flooring, radiator, door into en-suite, stairs to the first floor, door leading into the lounge

WC

5'6" x 2'11" (1.699 x 0.908)

UPVC double glazed frosted glass window to front, Karndean flooring, radiator, WC, hand wash basin.

Living Room

14'2" x 11'10" (4.343 x 3.612)

UPVC double glazed window to front, radiator, Karndean flooring, built-in storage cupboard, USB plug sockets, door into open plan kitchen living

Open plan Kitchen/Living

18'8" x 14'1" (5.702 x 4.308)

living area, UPVC double glazed French doors to rear, Amtico flooring, recessed spotlights, designer vertical radiator, wall and base units with contrasting worktops soft closing, USB plug sockets, integrated four ring induction hob (Zanussi) overhead extractor fan and feature splashback, integrated Bosch double oven and grill, wall mounted Combi boiler, built in storage cupboards, composite 1.5 L sink with single drainer, space for washing machine, space for dishwasher.

First Floor

Landing

Doors leading into three bedrooms and family bathroom, built in storage cupboard, UPVC double glazed window to front, stairs up to second floor

Bedroom Two

9'7" x 8'9" (2.942 x 2.677)

UPVC double glazed windows to front, USB plug sockets, radiator.

Bedroom Three

9'1" x 7'6" (2.770 x 2.302)

UPVC double glazed window to rear, USB plug sockets, radiator.

Bedroom Four

7'6" x 5'10" (2.303 x 1.794)

UPVC double glazed window to rear.

Bathroom

6'0" x 5'10" (1.848 x 1.798)

UPVC double glazed frosted glass window to side, karndean floor, bath with showerhead attachment, basin with pedestal base, WC, extractor fan, radiator.

Second Floor

Bedroom One

17'5" x 9'1" (5.315 x 2.789)

UPVC double glazed window to front, Velux window to rear, built-in wardrobes, USB plug sockets, radiator, built in storage cupboard, door into en-suite, loft access, fully insulated and fully boarded

En-Suite

6'1" x 5'11" (1.879 x 1.809)

Velux window to the rear, karndean flooring, WC, hand wash basin with tiled splashback, glass shower enclosure, extractor fan, radiator.

Garage

Up and over door to the front with power and lighting,

External

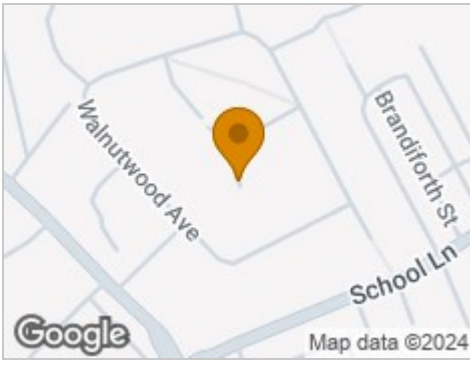
Garden to front mostly lawn with long views over village Green, driveway to side, space for four vehicles, electric car charger to the side, rear garden comprising Astroturf, pergola, textured flagging, gate to the side, rear outdoor tap, outdoor sockets to rear and side of property.

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.



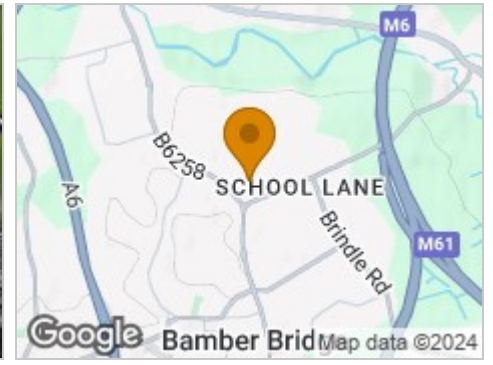
Road Map



Hybrid Map



Terrain Map



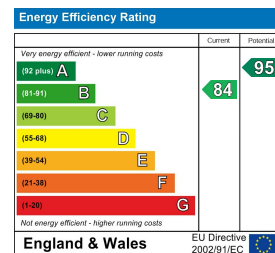
Floor Plan



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



Misdescriptions Act

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