

HOME  TRUTHS

Coniston Drive, Walton-le-Dale

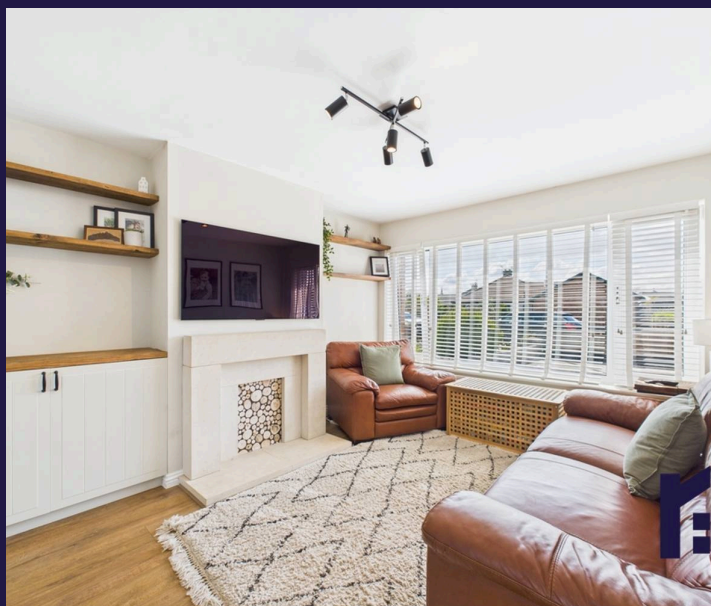
PR5 4RN







Fabulous three bedroom semi detached property in a popular residential area close to local amenities schools and primary transport routes with over 900 square feet of versatile accommodation including a bespoke home office. To the front, the block paviour driveway can accommodate several vehicles including a caravan or motorhome and has gated access to secure parking as well as leading to the main entrance. Step into the welcoming hallway and from there to the light and airy living room. To the rear, the dining kitchen has panelled walls and comprises a range of base units with elegantly tiled splashbacks, induction hob, electric oven and grill, dishwasher and space, power & plumbing for additional appliances. Step outside onto the private Indian stone terrace with lazy lawn bordered by raised beds and leading to the decked area which is the perfect place to relax and entertain in the afternoon and evening sunshine. The garage has been brilliantly converted into versatile accommodation with vaulted ceiling, power and light and, whilst currently used as an office, it would make an excellent garden room or space from which to run a business. Back inside, stairs lead to the first floor landing with ladder access to the part boarded loft with light which also houses the Worcester combi boiler. Bedroom one has panelled walls whilst bedroom two overlooks the garden. Bedroom three is a comfortable single and the modern family bathroom comprises bath, wash hand basin, wc, rainfall mixer shower in walk in cubicle, ladder heated towel rail and tiled elevations. Both inside and out, this is a first class family home.





Fabulous three bedroom semi detached property in a popular residential area close to local amenities with over 900 square feet of versatile accommodation including a bespoke home office. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautifully presented semi detached property
- Three bedrooms
- Home office/garden room
- Ample off road parking
- Virtual tour
- Close to local amenities

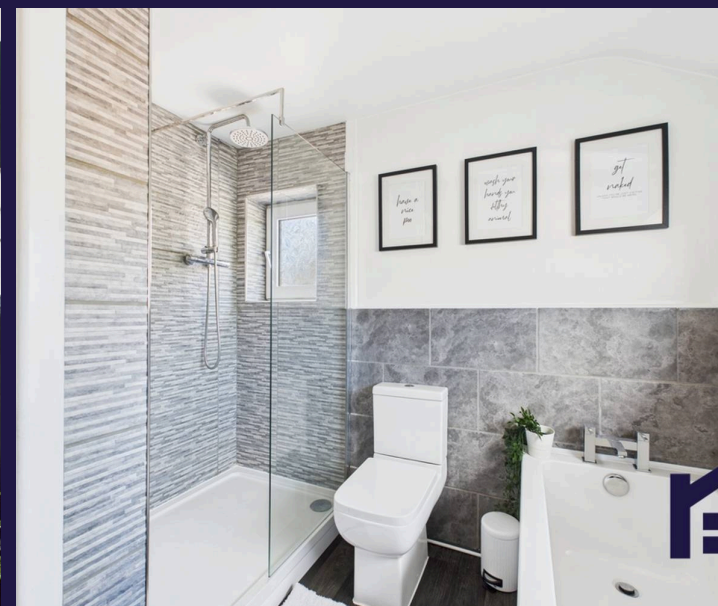


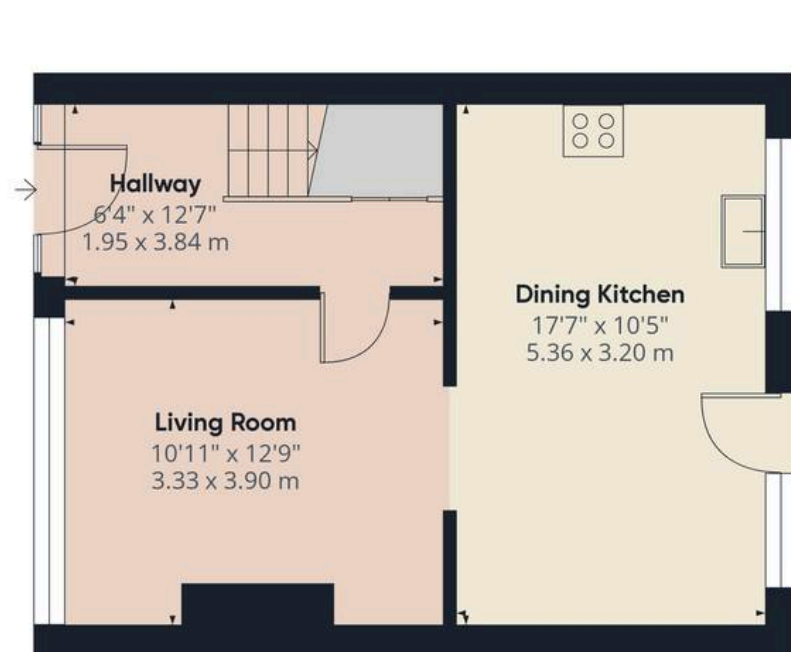
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Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

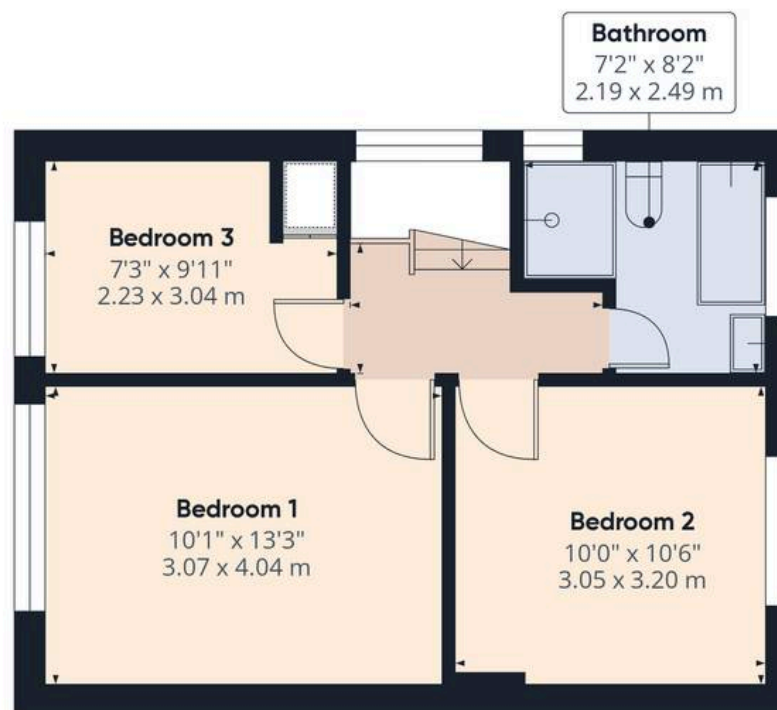
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)

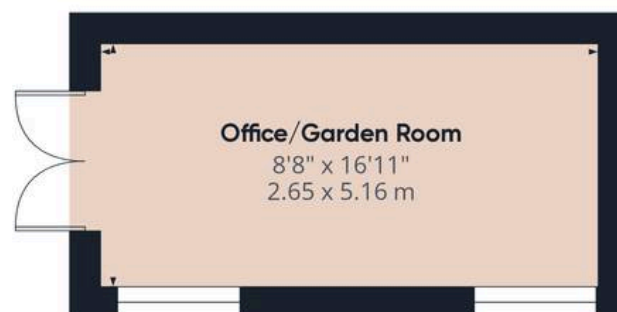




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

937.87 ft<sup>2</sup>

87.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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