



9 Crowell Way, Walton-Le-Dale, PR5 4LG

Offers In Excess Of £290,000



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Charming Detached Home in a Desirable Location

Situated in the peaceful and sought-after area of Crowell Way, Walton Le Dale, Preston, this charming 3-bedroom detached house offers a blend of modern comfort and cozy charm, ideal for families or professionals seeking a convenient and comfortable living space.

Spacious Living Areas for Family Comfort

Upon entering, you are greeted by a spacious, light-filled lounge, complete with large windows that allow natural light to flood the room, creating a bright and welcoming atmosphere. The room is perfect for relaxing with family or entertaining guests. A gas fireplace adds a touch of warmth and coziness, making this an inviting space year-round.

Modern Kitchen with Dining Area

The modern kitchen is a standout feature of this home, fitted with high-quality base and wall units, and equipped with high-end appliances including an inset oven, hob with extractor, built-in fridge freezer, and dishwasher. The adjoining dining area and breakfast bar offer ample space for family meals and social gatherings, while the open layout provides a seamless flow between cooking, dining, and relaxation.

Bright Conservatory Leading to the Garden

Adjacent to the kitchen, the conservatory offers additional living space that can be used as a sunroom, play area, or home office. With double-glazed windows and doors leading to the rear garden, this space enjoys abundant natural light and offers a peaceful retreat with views of the garden.

Comfortable Bedrooms and Stylish Bathrooms

Upstairs, the property features three generously sized bedrooms. The master bedroom comes with fitted storage and an en-suite bathroom, offering a private sanctuary with a walk-in shower, low flush WC, and hand wash basin. The two additional bedrooms are bright and spacious, perfect for children, guests, or a home office. A contemporary family bathroom serves these rooms, providing convenience and style with modern fittings and fixtures.

Private Garden Oasis and Detached Garage

Outside, the rear garden is a private oasis, featuring a decked patio area ideal for al fresco dining and a well-kept lawn perfect for children to play or for relaxing in the sun. The property also includes a detached garage, providing additional storage space or parking, along with a private driveway that offers further off-road parking.

Convenient Location with Excellent Amenities

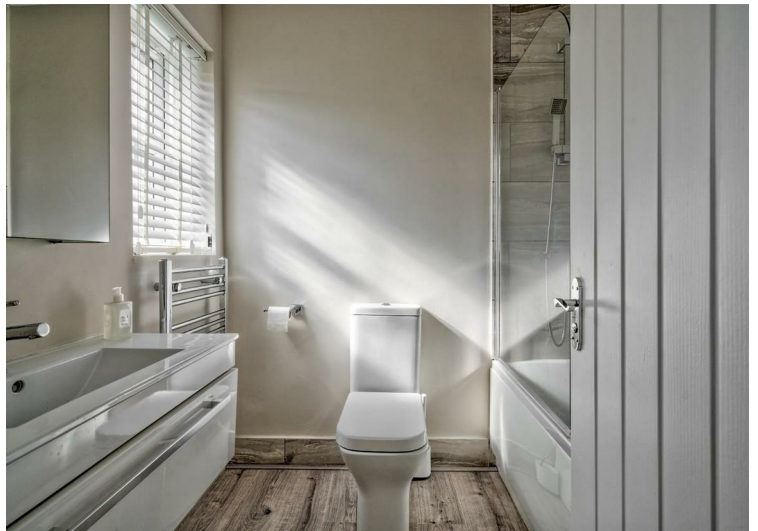
Located close to local amenities, excellent schools, and transport links, this property provides easy access to everything a family or professional could need. The friendly neighbourhood atmosphere and proximity to parks, shops, and restaurants make this an ideal home for those looking to enjoy both comfort and convenience.

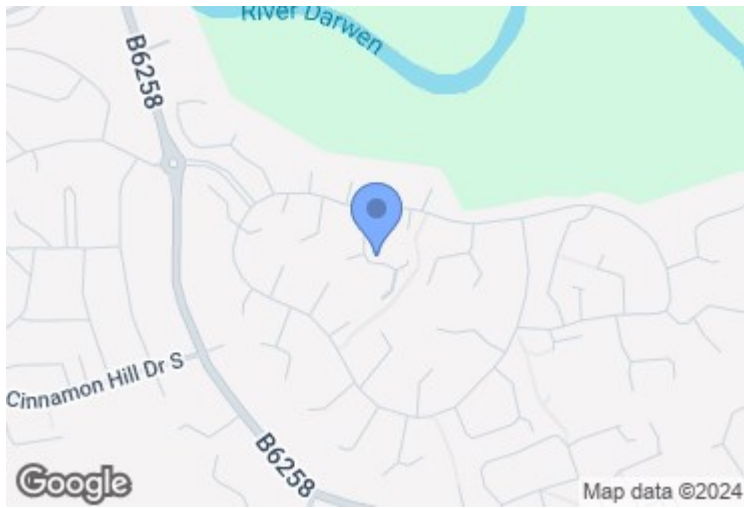
Tenure

We have been advised that the property is LEASEHOLD with 970 Years Remaining. £80.00 per year ground rent.

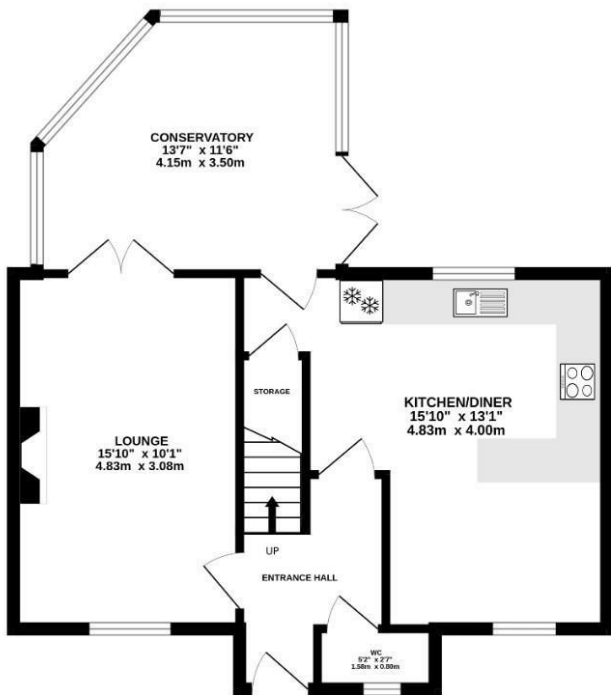
Council Tax

Band D.

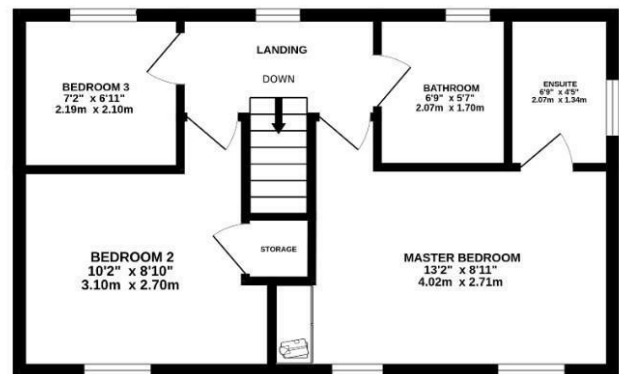




GROUND FLOOR
580 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



9 CROWELL WAY - MARKETED BY STONEHOUSE HOMES

TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
72	85
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC England & Wales	

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