



## 55 Severn, Walton-le-Dale, PR5 4TD



- ✓ Semi-Detached Dormer Bungalow
- ✓ 2 Double Bedrooms
- ✓ Spacious Lounge with Electric Fire
- ✓ Fitted Kitchen with Integrated Oven & Hob
- ✓ UPVC Double Glazing and Gas Central Heating
- ✓ Off Road Parking on Driveway for Multiple Cars
- ✓ Good Sized Rear Garden and Low Maintenance Front Garden
- ✓ Shower Room
- ✓ Council Tax Band B
- ✓ Requires Modernisation

✓ **FREE APPRAISALS**

✓ **SALES**

✓ **LETTINGS**

### **LEGAL SERVICES**

Conveyancing  
(Commercial & Residential)  
Wills/Probate  
Divorce  
Employment  
Civil  
Matrimonial  
Personal Injury  
Landlord/Tenant  
And Much More!

# **Offers in the** **Region of £165,000**

*Contact us to arrange a viewing*

We are delighted to introduce this two bedroom semi-detached dormer bungalow to the market situated close to the local amenities of Walton-le-Dale. This property briefly comprises of hall, lounge, shower room, dining room, kitchen and a double bedroom on the ground floor, while the first floor has a double bedroom. Some refurbishment and modernisation required. The property also benefits from gas central heating and double glazing it also has a driveway for multiple cars and a shed with its own electrics.

The property is situated on Severn Drive close to local amenities and with a variety of schools in the local area. Preston City centre and train station 5 miles away, bus routes readily available and excellent links to the motorway networks – M6, M55, M61 and M65.

## Accommodation

### Ground Floor

Reception Hall                      7'11 x 5'10 (2.44m x 1.83m)

White composite UPVC door with glass arch, carpeted with built in wardrobe housing meters . White painted doors leading to the lounge, bathroom and bedroom. Wall mounted radiator.

Lounge                                18'10 x 11' (5.79m x 3.35m)

White painted door leading into a spacious lounge, stone fireplace with electric fire, wall mounted radiator and carpeted. Double patio doors leading to conservatory and white painted door to the kitchen.

Kitchen                                8'10 x 7'11 (2.75m x 2.44m)

Fitted kitchen with white units and contrasting black worktop incorporating a bowl and a half sink with mixer tap and integrated gas hob, integrated electric oven. Plumbed for washing machine, UPVC double glazed frosted window to side with tiled floor.





Dining Room 9'6 x 7'11 (2.93m x 2.44m)

UPVC double glazed window to front, wall mounted radiator and carpeted.

Shower Room 7'7 x 5'8 (2.35m x 1.77m)

Three piece suit with ceramic pedestal wash basin, ceramic toilet and walk-in shower.

Tiled floors and walls, wall mounted towel rack radiator. UPVC double glazed frosted glass window to side.

Bedroom 1 12'5 x 11'1 (3.81m x 3.39m)

Double bedroom, UPVC double glazed window to front, fitted wardrobes with fitted above bed units, carpeted and wall mounted radiator.



**Disclaimer:** Services – rely on your investigations as no guarantee can be given that they are connected. Council tax – please contact the local authority for details. Measurements – whilst every attempt has been made to ensure their accuracy the measurements, doors & rooms are approximate & should be used as such by prospective purchasers. Fixtures fitting and appliances – have not been tested therefore no guarantee can be given that they are in working order.

Conservatory 14'10 x 8'10 (4.58m x 2.75m)

Double patio door leading from lounge, carpeted, wall mounted radiator. Double patio doors leading to rear garden, composite UPVC door leading to side driveway and composite UPVC door with frosted glass panel and cat flap leading to kitchen.

## First Floor

Bedroom 2 16'2 x 10'6 (4.94m x 3.20m)

Double bedroom, UPVC double glazed window to side and rear, built in wardrobes, carpeted with wall mounted radiator. Access to eves storage areas one with boiler.

## Outside

The front of the property has a nice sized low maintenance pebble garden and large driveway suitable for multi car parking that runs down the side of the property.

The rear garden is accessed via either the conservatory or the end of the driveway. The rear garden is enclosed by hedges and fences and is a good sized laid to lawn with a gate at the bottom leading to a little area and has a paved pathway leading from the conservatory round to the greenhouse.

