



28 Simmons Avenue, Walton-Le-Dale
Preston

Offers Over **£360,000**



28 Simmons Avenue

Walton-Le-Dale, Preston

Beautifully presented 4-bed detached home on a quiet cul-de-sac, with open-plan kitchen, sun room, south-facing garden, solar panels, and no onward chain. Ideal for modern family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Chain
- Modern Family Home in Cul-De-Sac Location
- Stunning open plan kitchen dining area
- South Facing Corner Plot
- Four Bedrooms
- Solar panels & battery storage
- Integral garage
- Buyer Information Pack Including Searches Available

Hallway

Laminate flooring.

Kitchen open plan to Dining Area

Excellent range of eye and low level units. Inset 1 1/2 sink. Electric oven and electric combination oven/microwave with warming drawer. Induction hob with built in down draft extractor. Hot water tap. Breakfast bar. Quartz work tops. Walk in larder style cupboard. Open to utility area plumbed for washing machine. Bay window to front. Two velux windows. LVT Flooring. French door to side.

Living Room

Electric fireplace. Patio doors to conservatory. Window to rear.

Sunroom

Sliding doors. Tiled floor. Overlooks garden.

Downstairs Wc

Recently modernised two piece suite comprising of; Wall mounted vanity wash hand basin and Wc. Feature heated towel rail. Window to front.





Landing

Loft access, part boarded.

Master Bedroom

Fitted wardrobes. Window to rear.

En-suite

Three piece suite comprising of; vanity wash hand basin, Wc, mains shower cubicle. Feature heated towel rail. Window to rear.

Bedroom

Window to rear.

Bedroom

Fitted wardrobes, window to front.

Bedroom

Window to front.

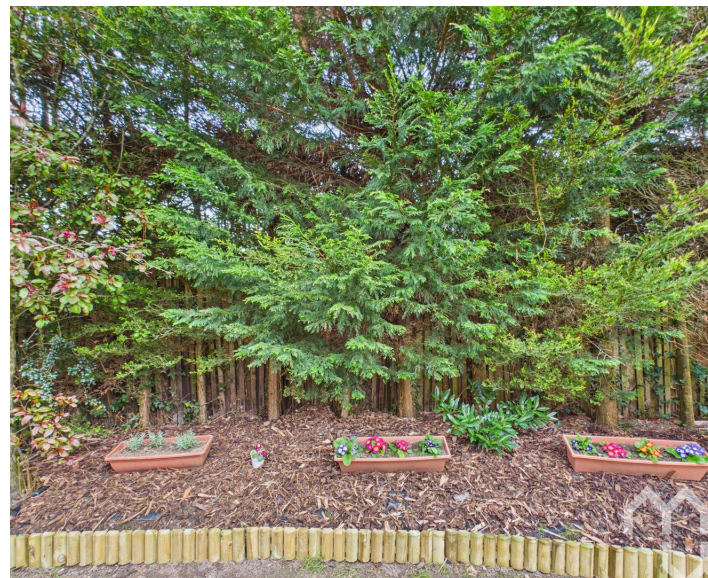
Family Bathroom

Three piece suite comprising of; pedestal wash hand basin, Wc, panelled bath and mains shower over. Part tiled walls. Feature heated towel rail.

GARDEN

DRIVEWAY

3 Parking Spaces

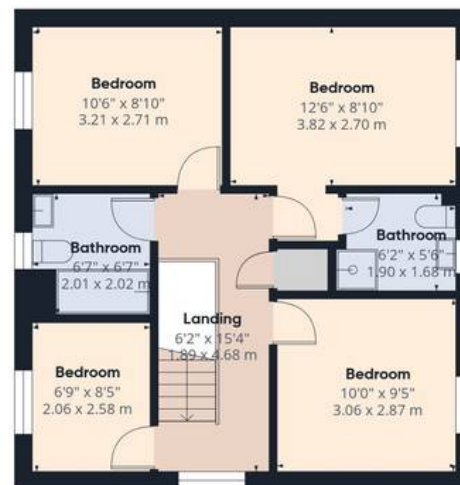






Ground Floor

Approximate total area⁽¹⁾
1205 ft²
111.9 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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