



28 Simmons Avenue, Walton-Le-Dale

Preston

£375,000



28 Simmons Avenue

Walton-Le-Dale, Preston

Spacious, energy efficient four-bed, two-bath detached home with ultra modern high end kitchen set on a south facing corner plot. Ideal for families seeking comfort and style.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Modern Family Home
- Stunning open plan kitchen dining area
- South Facing Corner Plot
- Four Bedrooms
- Solar panels & battery storage
- Integral garage
- Cul-De-Sac Location
- 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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