



## 56 CLOUGH AVENUE

WALTON-LE-DALE, PRESTON, PR5 4LQ

**ASKING PRICE £265,000**  
**FREEHOLD**

A great opportunity to purchase an extended detached true bungalow in the most sought after location of Walton Park. This spacious home offers a lounge room and a fabulous second reception room which is tranquil and overlooks the rear private and sunny garden. There is a fitted kitchen and three piece bathroom suite. There are two good size bedrooms, gas central heating and double glazing. The front garden is principally laid to lawn and of open plan with driveway parking to the side leading to and accessing the detached double garage, which has power and light. Being close to excellent 'out of town' shopping with the Capitol Centre close by as well as local supermarkets, Waitrose and Sainsburys. There is easy main road and motorway connectivity and easy access in to Preston City. To fully appreciate the size, setting and versatility this lovely bungalow has to offer, viewing is essential and we are offering this property with No Chain Delay.

**MARIE HOLMES**

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- Detached True Bungalow • Sought After Location • Two Good Bedrooms • Two Generous Reception Rooms • Versatile Accommodation • Fitted Kitchen • Three Piece Bathroom • Gas Central Heating • Double Glazing • Open Plan Front Lawn Garden



### Entrance Hall

With uPVC double glazed door to side elevation, ceiling light, radiator, loft access access and doors off.

### Lounge

14'7" x 11'8" (4.44x3.56)

With uPVC double glazed window to the rear, ceiling light, wall mounted gas fire with mantel surround, concertina doors to the dining room.

### Dining Room

14'11" x 9'7" (4.54x2.93)

A great room with double glazed double doors accessing rear and double glazed window to the side, laminate flooring, ceiling light and radiator.

### Kitchen

9'9" x 9'7" (2.98x2.91)

With a range of wall, drawer and base units with contrasting working surfaces, gas hob, electric oven stainless steel sink unit and drainer, plumbed for washer, space for white goods and uPVC double glazed window.

### Bedroom One

14'7" x 8'4" (4.44x2.54)

With uPVC double glazed window to the front, fitted wardrobes and built in wardrobes, radiator and ceiling light.

### Bedroom Two

12'9" x 9'3" (3.88x2.81)

With uPVC double glazed window to the rear, radiator and ceiling light.

### Bathroom

With a three piece suite comprising ;ow suite W.C. wash hand basin set on a vanity unit and panelled bath with mains shower over, tiled flooring, heated towel rail, fully tiled elevations and double glazed window to the side.

### Outside

To the front is an open plan lawn garden and driveway parking for several vehicles on approach to a double detached garage.

### Double Detached Garage

With up and over doors, power and light, side access personal door.

### Rear Garden

Being laid to lawn and flowerbed borders,

### Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in

accordance with the sellers instructions.

#### PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

#### MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

#### WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

#### GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or

your advisors.

#### NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

#### THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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### ADDITIONAL INFORMATION

**Local Authority** –

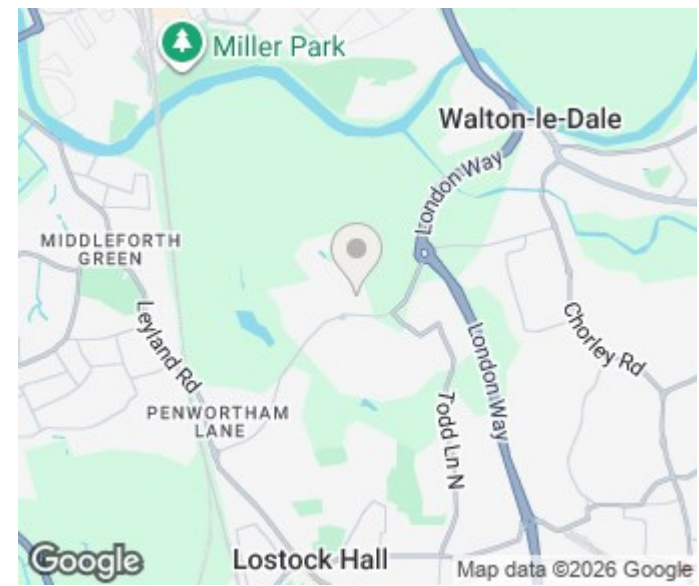
**Council Tax** – Band D


**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

**EPC Rating** –



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

### Marie Holmes Estate Agents

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