



## 56 CLOUGH AVENUE

WALTON-LE-DALE, PRESTON, PR5 4LQ

**£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

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

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

### Kitchen

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

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

### Bedroom Two

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

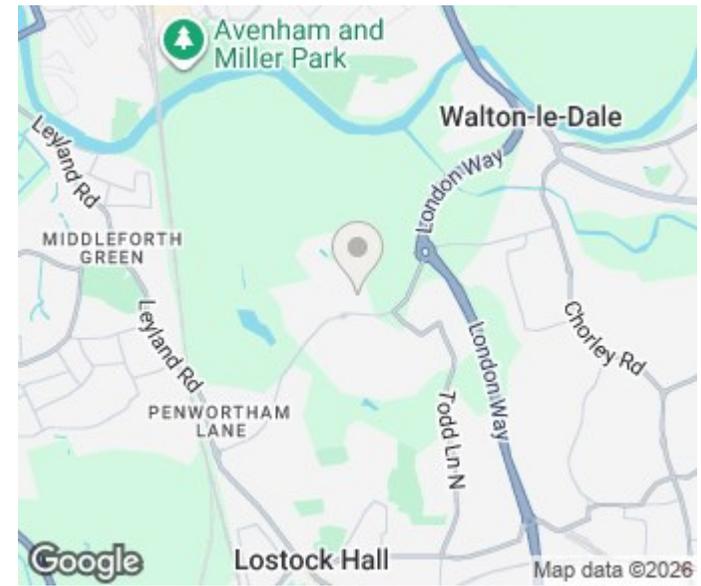
With up and over doors, power and light, side access personal door.

### Rear Garden

Being laid to lawn and flowerbed borders,

# 56 CLOUGH AVENUE





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 	

**EPC Rating: Council Tax Band: D**

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

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