

Roberts&Co ESTATE AGENTS

Abbotts Close

Walton Le Dale

- **Offered With No Onward Chain**
- **2 Bedroom Semi Detached Home**
- **Quiet Residential Road in Walton Le Dale**
- **Driveway and Garage**

For Sale £200,000

EPC Rating ‘C’





Abbotts Close, Walton Le Dale







Property Description

* 2-Bedroom Semi Detached Home
* In a Sought-After Walton-le-Dale Location
* Offered With No Chain

Situated on a lovely, quiet residential road in Walton-le-Dale, this attractive two-bedroom home offers well-presented and practical accommodation, complemented by a driveway, garage with electric door, and a fantastic outdoor space featuring both a rear garden and a large additional side garden. Ideally positioned for local primary and secondary schools, nearby play areas, everyday amenities and excellent transport links, the property presents an excellent opportunity for first-time buyers, couples or those looking to downsize. Offered for sale with no onward chain, it is ready for its next owners to make it their own.

Upon entering, the hallway provides a welcoming introduction to the home, with a convenient ground-floor WC located just off. The living room offers a comfortable space to relax and unwind, with useful









understairs storage and stairs leading to the first floor. Double doors open through to the sun room, creating a lovely additional reception space that could be enjoyed throughout the day, whether as a relaxing sitting area, reading room or somewhere to enjoy views of the garden. Doors from the sun room lead directly outside, providing a seamless connection between indoor and outdoor living.

The kitchen is fitted with a range of units, incorporating an electric oven, gas hob and an integrated wine rack. There is also space and plumbing for a washing machine, along with room for a tall fridge freezer, making this a practical space for everyday cooking and meal preparation.

To the first floor, there are two double bedrooms, both offering comfortable accommodation and flexibility for a variety of needs. The primary bedroom benefits from fitted wardrobes, providing valuable built-in storage while making good use of the available space. The second bedroom could also accommodate a home office or guest room if required. The shower room completes the accommodation, featuring a good-sized walk-in shower.

Externally, the property offers an excellent range of outdoor features. A driveway provides convenient off-road parking, while the garage benefits from an electric up-and-over door, offering secure access and additional storage potential. To the rear, the low-maintenance garden provides a pleasant space to relax outdoors or entertain friends and family without the need for extensive upkeep.

A particularly noteworthy feature is the large side garden, which provides valuable additional outdoor space and is a real selling point for this home. Offering further scope to enjoy outdoor living, it adds to the sense of space and versatility rarely found in properties of this type. Together, the side and rear gardens provide an appealing outdoor setting for a variety of lifestyles.

Combining a peaceful residential setting with two double bedrooms, a sun room, a useful ground-floor WC, fitted bedroom storage, driveway parking, a garage with electric door and generous outdoor space, this lovely home offers a fantastic blend of comfort and convenience. With local schools, play areas and transport links nearby, and the added advantage of no onward chain, early viewing is highly recommended.

HALLWAY

LIVING ROOM 12' 1" x 14' 7" (3.68m x 4.44m)

SUN ROOM 7' 11" x 9' (2.41m x 2.74m)

KITCHEN 7' 10" x 6' 9" (2.39m x 2.06m)

WC

FIRST FLOOR

BEDROOM ONE 11' 7" x 10' 5" (3.53m x 3.18m)

BEDROOM TWO 8' x 9' 3" (2.44m x 2.82m)

SHOWER ROOM 6' 4" x 6' 1" (1.93m x 1.85m)

GARAGE 8' 9" x 17' 0" (2.67m x 5.18m)

WALTON-LE-DALE is a popular village in South Ribble, Lancashire, situated on the south bank of the River Ribble, opposite Preston. The area offers excellent schools, local amenities, transport links and motorway access, making it popular with families, first-time buyers and commuters.

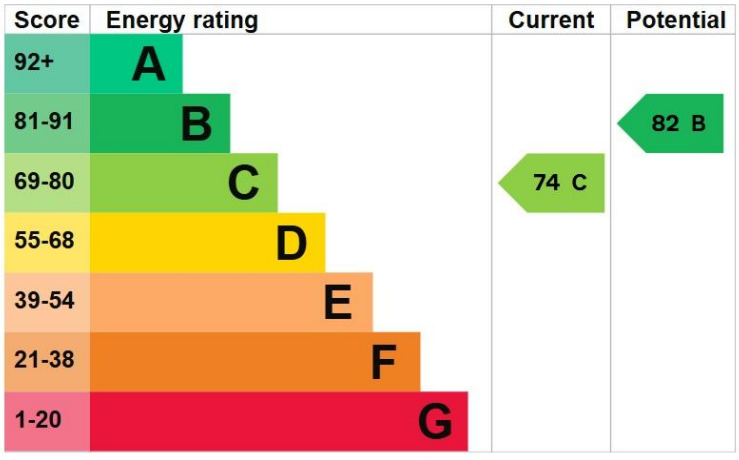
Local schools include Walton-le-Dale Primary School, St Patrick's Roman Catholic Primary School and Brownedge St Mary's Catholic High School. Capitol Centre Retail Park is close by for shopping, dining and everyday amenities, while Preston city centre is easily accessible.

For outdoor enthusiasts, the Walton-le-Dale Loop, Old Tram Road, River Darwen, Guild Wheel and Brockholes Nature Reserve provide excellent walking, cycling and nature opportunities. Convenient access to the M6, M61 and M65 makes Walton-le-Dale an ideal location for commuting and exploring the wider North West.

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements