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**Coniston Drive**  
Walton Le Dale

- **Well Maintained Family Home**
- **3 Bedrooms**
- **Dual Aspect Living Room**
- **Breakfast Kitchen**

**Offers In Region Of £219,950**  
EPC Rating 'C'



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## Property Description

### PROPERTY DESCRIPTION

Coniston Drive is a popular residential road in Walton Le Dale, just off Duddle Lane. It's the kind of place where families grow. Ideally positioned within many reputable school's catchment areas and having great transport access.

To the front of the property a large driveway with ample off-road parking, and access to the garage.

Internally, the home has been well maintained by the current owners throughout.

The ground floor has a dual aspect living room, with a large window to the front and French doors to the rear, flooding the room with natural light. There is a breakfast kitchen, with space for a table and chairs.

There are three bedrooms to the first floor, two doubles and a single, and a three piece bathroom.

Outside, a low maintenance garden and access to the



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back of the garage which has been converted to a great utility room.

#### LOCAL INFORMATION

WALTON LE DALE is a large village in the borough of South Ribble, in Lancashire. It lies on the south bank of the River Ribble, opposite the city of Preston. Catering for all buyers, it boasts reputable schools, transport links and motorway networks for those who want amenities with the Capitol Center retail park right on your doorstep. The Walton-le-Dale loop provides scenic walking along the Old Tram Road and River Darwen whilst the Guild Wheel and Brockholes Nature Reserve are just a short distance away.



#### PORCH

\* UPVC double glazed double doors and windows to sides \*

#### LIVING ROOM

\* UPVC double glazed window \* Carpet flooring \* Stairs to first floor \* Ceiling and wall lights \* 2 Central heating radiators \* Gas fire place \* French doors opening to rear garden \*



#### KITCHEN/DINER

\* 2 UPVC double glazed windows \* External door \* Tiled flooring \* 2 Ceiling lights \* Understairs cupboard housing boiler \* Range of base units \* Space for electric cooker \* Space and plumbing for washing machine \* Integrated fridge and freezer \* 2 Central heating radiators \*

#### LANDING

\* Carpet flooring \* Ceiling light \* Loft access \*

#### BEDROOM ONE

\* UPVC double glazed windows \* Ceiling light \* Carpet flooring \* Central heating radiator \* Range of bedroom furniture \*

#### BEDROOM TWO

\* UPVC double glazed window \* Ceiling light \* Carpet flooring \* Central heating radiator \* Storage cupboard \*



#### BEDROOM THREE

\* UPVC double glazed window \* Ceiling light \* Carpet flooring \* Central heating radiator \*

#### BATHROOM

\* 2 UPVC double glazed frosted windows \* Ceiling light \* Carpet flooring \* Central heating radiator \* Tiled walls \* Pedestal sink \* WC \* Corner bath with handheld shower attachment \*





## OUTSIDE

\* Block paved driveway and front garden \* Gated access to side \* Detached garage \*

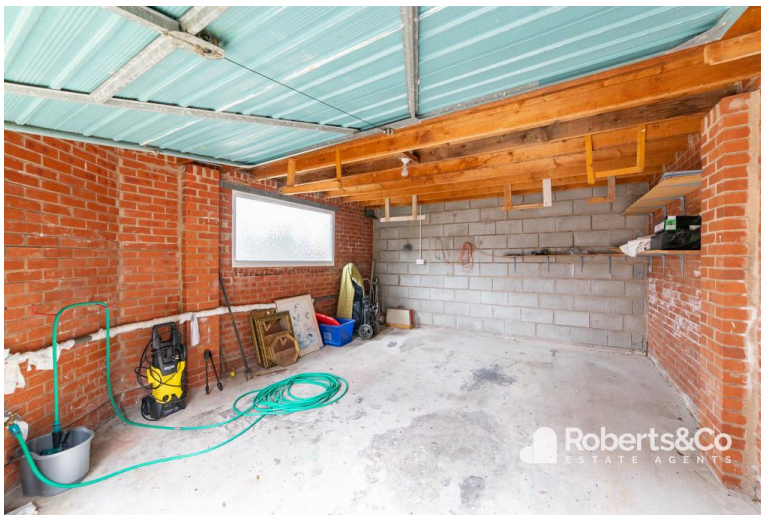
## DETACHED GARAGE

\* Up and over door to the front \* Utility room to the back \*

We are informed this property is Council Tax Band C  
For further information please check the Government Website

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 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		

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