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Ambleway  
Walton Le Dale

- Offered With No Chain
- Great First Time Home
- 3 Bedrooms
- Quiet Cul De Sac Location

For Sale £189,950  
EPC Rating 'D'



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## Property Description

### PROPERTY DESCRIPTION

Ambleway is a popular residential road in Walton Le Dale, just off Holland House Road. It's the kind of place families grow. Ideally positioned within many reputable school's catchment area and having great access into Preston City Centre via the A6.

Whether you're a developer looking for your next project or a couple wanting to get your foot on the property ladder, this charming home could be what you're looking for.

Nestled on a quiet cul de sac enjoying much privacy, with little passing traffic only having a handful of neighbours. A driveway offers ample off road parking as you approach the front of the property.

Through the front door into the hallway, hang up your coat and bags and into the lovely large living room.

A handy WC sits off the hallway.



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The fitted kitchen has lots of storage, space for a free-standing fridge freezer, and space for a washing machine. There is also plenty of space for a table and chairs, where you can sit and catch up on your day.

There are three bedrooms and family bathroom to the first floor.

At the rear there is a lovely, enclosed garden mainly laid to lawn with a good size patio, and a wooden shed, with plenty of space for all your garden bits and pieces.

When you add everything together- the location, and community- we think this is a great family home. Offered with no onward chain.



#### 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.



#### ENTRANCE HALL

\* UPVC front door \* UPVC double glazed window to the side \* Laminate flooring \* Central heating radiator \* Ceiling light \*

#### WC

\* UPVC double glazed window \* Ceiling light \* Central heating radiator \* WC \* Wash hand basin vanity unit \*

#### LIVING ROOM

15' 10" x 14' 7" (4.83m x 4.44m) \* UPVC double glazed window \* Wood effect laminate flooring \* Ceiling light \* 2 Central heating radiators \* Stairs to first floor \* Electric fire \*



#### KITCHEN DINER

8' 4" x 14' 7" (2.54m x 4.44m) \* UPVC double glazed window and patio doors \* Ceiling lights \* Vinyl flooring \* Range of wall and base units \* Integrated electric oven and gas hob \* Extractor hood \* Space and plumbing for a washing machine \*

#### LANDING

\* UPVC double glazed window \* Ceiling light \* Carpet flooring \*

#### BEDROOM ONE

13' 11" x 8' 6" (4.24m x 2.59m) \* UPVC double glazed



window \* Wood effect laminate flooring \* Ceiling light \* Central heating radiator \*

#### BEDROOM TWO

10' 1" x 8' 1" (3.07m x 2.46m) \* UPVC double glazed window \* Carpet flooring \* Ceiling light \* Central heating radiator \*

#### BEDROOM THREE

7' 3" x 5' 8" (2.21m x 1.73m) \* UPVC double glazed window \* Wood effect laminate flooring \* Ceiling light \* Central heating radiator \*

#### BATHROOM

5' 10" x 6' 1" (1.78m x 1.85m) \* UPVC double glazed window \* Fully tiled walls and floor \* Bath with shower over \* WC \* Wash hand basin \* Chrome towel radiator \*

#### OUTSIDE

\* Lawn to front of property and driveway providing off road parking \* To the rear stands a fully enclosed garden with raised lawn and brick paved patio \*

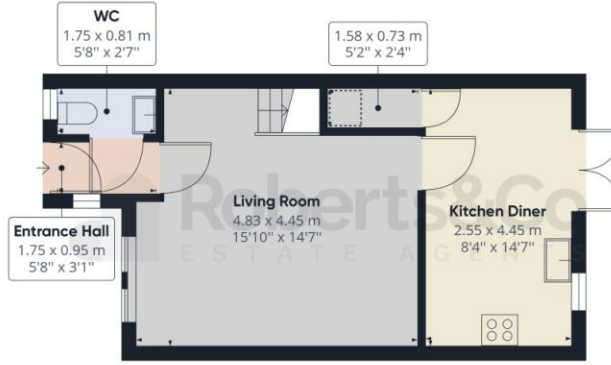
We are informed this property is Council Tax Band C  
For further information please check the Government Website

We are informed this is a leasehold property this will require legal verification.

- Tenure Leasehold
- Length of lease 971 (years remaining)
- Annual ground rent amount (£) 70.00
  
- Council tax band C (England, Wales and Scotland)

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.



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
65.40 m<sup>2</sup>  
703.96 ft<sup>2</sup>

**Reduced headroom**  
0.40 m<sup>2</sup>  
4.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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 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