



Dorchester Avenue
Walton Le Dale

- **Ready To Move Into**
- **Spread Over 3 Floors**
- **Stunning Family Home**
- **4 Double Bedrooms**

For Sale £269,950
EPC Rating 'C'





Property Description

Why wouldn't you fall in love with this home?

It's impeccably presented and move-in ready, making it perfect for a family. Nestled in an exclusive development, it's conveniently located near top-notch schools, shops, and amenities. Plus, with excellent transportation options like the nearby train station and easy access to Preston City Centre via roads, getting around is a breeze.

This stunning family home boasts spacious extended accommodation spread across 3 floors.

Step inside to find an inviting entrance hall, a cosy living room sits at the front and has a multi fuel stove and a modern open-plan family dining kitchen that opens onto the rear garden through bi-fold doors.

The kitchen with its light grey shaker style units and white marble worktops, integrated appliances and breakfast bar. There's also the added luxuries of underfloor heating and an instant hot water tap.





Open to a family dining area perfect for a catch up on your day.

A handy downstairs WC.

With 4 double bedrooms spanning two floors, a shower room, and a family bathroom, there's plenty of space for everyone.

Outside, the property impresses with its attractive ornamental front garden, ample driveway parking, a link detached garage, and a low maintenance enclosed rear garden.



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 Centre 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.

HALLWAY

LIVING ROOM

15' 5" x 10' 11" (4.7m x 3.33m)

OPEN PLAN BREAKFAST KITCHEN

9' 0" x 14' 11" (2.74m x 4.55m)

FAMILY DINING ROOM

8' 9" x 12' 0" (2.67m x 3.66m)

DOWNSTAIRS WC

LANDING

BEDROOM ONE

8' 11" x 17' 2" (2.72m x 5.23m)

BEDROOM TWO

9' 1" x 8' 4" (2.77m x 2.54m)

SHOWER ROOM

9' 1" x 5' 11" (2.77m x 1.8m)

SECOND FLOOR LANDING

BEDROOM THREE

8' 10" x 15' 2" (2.69m x 4.62m)

BEDROOM FOUR

9' 2" x 16' 1" (2.79m x 4.9m)

BATHROOM

9' 1" x 6' 3" (2.77m x 1.91m)

GARAGE

OUTSIDE





We are informed this property is Council Tax Band D
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 746100 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



Floor 2

Approximate total area⁽¹⁾

109.89 m²
1182.82 ft²

Reduced headroom

0.36 m²
3.83 ft²

(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.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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