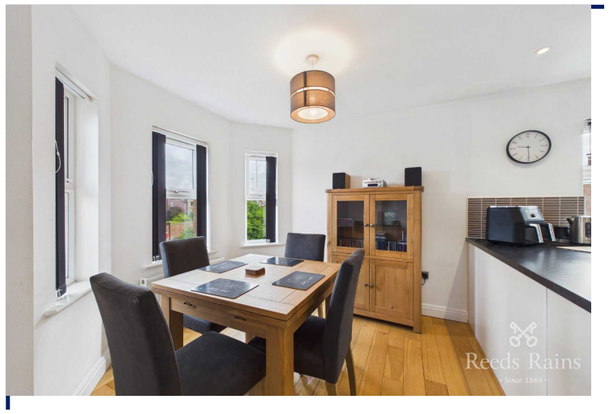




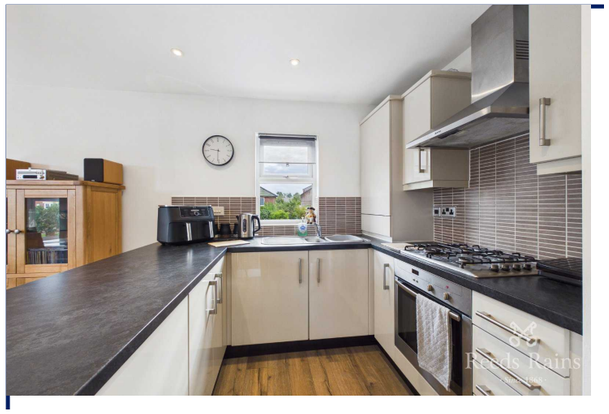












Dorchester Avenue, Walton-le-Dale, Preston, Lancashire, PR5

Offers Over: £130,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Dorchester Avenue, Walton-le-Dale, Preston, Lancashire, PR5
Offers Over: £130,000 Leasehold

Council Tax Band: B
EPC Rating: C

A FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS!

This well-presented first-floor two-bedroom apartment offers spacious accommodation, a private driveway and garage, all set within the popular and convenient area of Walton Park.

The property boasts good-sized rooms throughout, making it an ideal home for a first-time buyer, young couple or investor.

Ideally positioned for local amenities, excellent transport links and motorway connections, the location is perfect for commuters. There...

Entrance Hall
Entrance door, intercom system, door to storage cupboard, solid wooden flooring and ceiling light point.

Lounge
12'2" x 11'11" (3.7m x 3.63m)
Double glazed windows, ceiling light point, radiator, wooden flooring and ceiling light points.

Kitchen Dining Room
8'11" x 16'7" (2.72m x 5.05m)
Superb kitchen dining room which is the ideal to chat whilst cooking dinner, kitchen comprising of wall and base units with worktops housing the sink drainer unit, integral appliances, integrated oven, hob, extractor fan, ceiling light point and double glazed window.

Bedroom One
11'10" x 8'10" (3.6m x 2.7m)
Double glazed feature bay window, fitted wardrobes, ceiling light point and radiator.

Ensuite
Frosted double glazed window, three piece modern suite comprising of WC, wash hand basin, shower enclosure, radiator, tiled elevations to complement and tiled flooring.

Bedroom Two
7'7" x 6'6" (2.3m x 1.98m)
Double glazed window, ceiling light point and radiator.

Bathroom
Modern three piece suite comprising of WC, wash band basin, panelled bath, radiator, ceiling light point and tiled elevations to complement.

Driveway/Garage
Driveway leading to the garage which has a up and over door.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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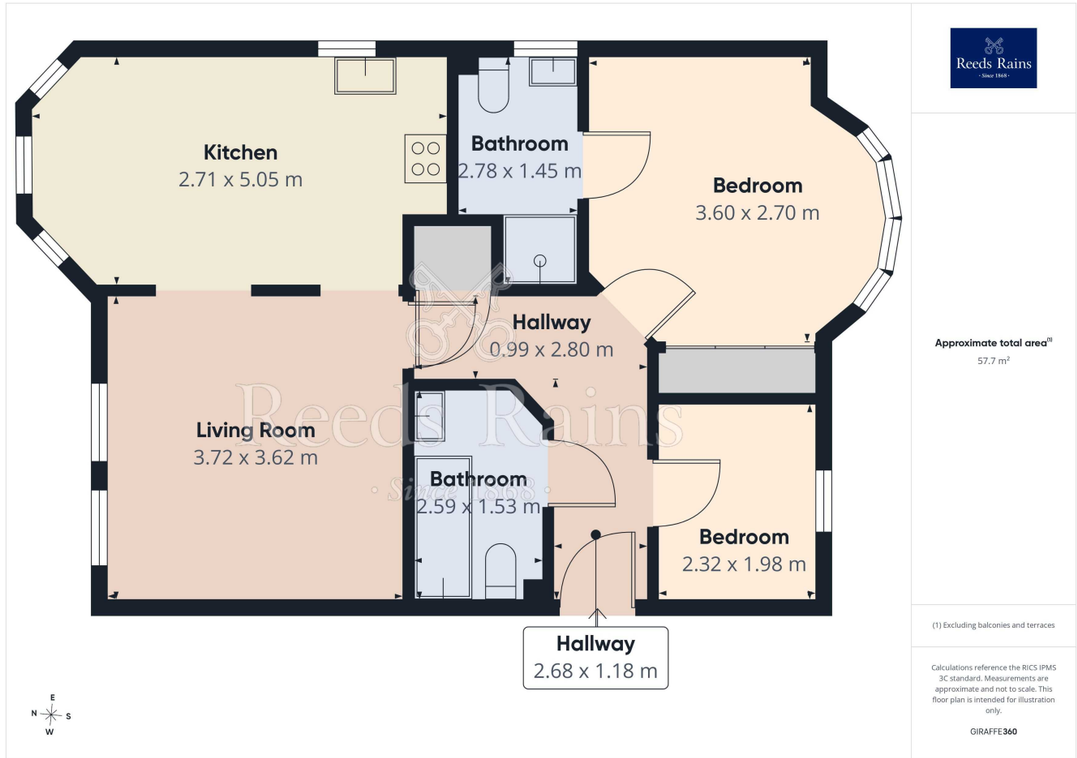
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk