

Abbotts Close, Walton-le-Dale, Preston

Asking Price: £125,000

bridgfords










MORRIS



Bridgfords Estate Agents are pleased to present to the market this well presented two bedroom ground floor apartment, situated in the highly sought after residential location of Walton-Le-Dale.

Conveniently located within easy reach of a range of local amenities, including shops, schools and excellent transport links, this property represents an ideal purchase for a variety of buyers, including first-time purchasers, buy-to-let investors and those looking to downsize to single-level living.

The accommodation briefly comprises an entrance hallway with a useful built-in storage cupboard, a spacious and inviting lounge, a fitted kitchen, two well proportioned bedrooms and a three-piece bathroom suite.

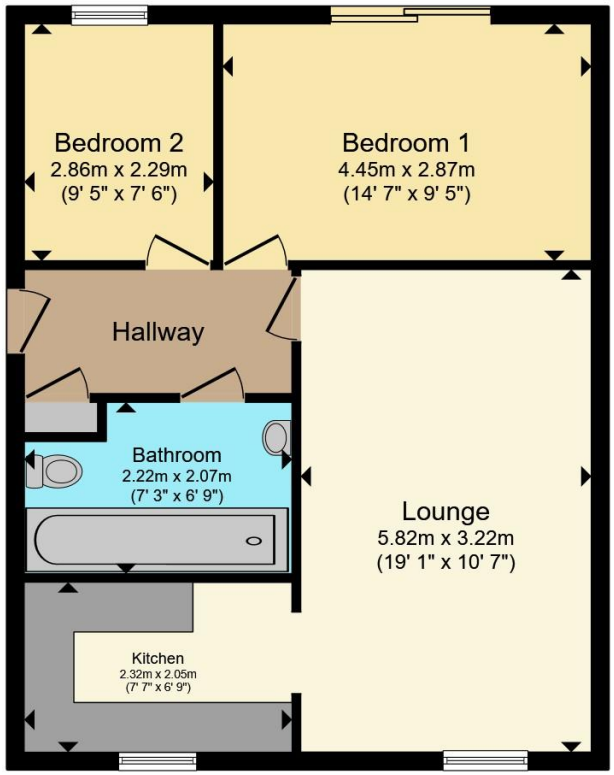
Externally, the property benefits from allocated parking, additional visitor parking and well maintained communal gardens, providing outdoor space for residents to enjoy.

Early viewing is highly recommended!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor

Total floor area 60.1 m² (646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

bridgfords







Council Tax Band: **B**

Tenure: **Leasehold**

Years Left on Lease: **103**

Service Charge & Ground Rent: **£190 per month**

Viewing by appointment

T: 01772 315585
E: bamberbridge@bridgfords.co.uk
204 Station Road, Bamber Bridge, Preston, Lancashire, PR5 6TQ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Bridgfords is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: BBB_BBB260165_R6PL_8