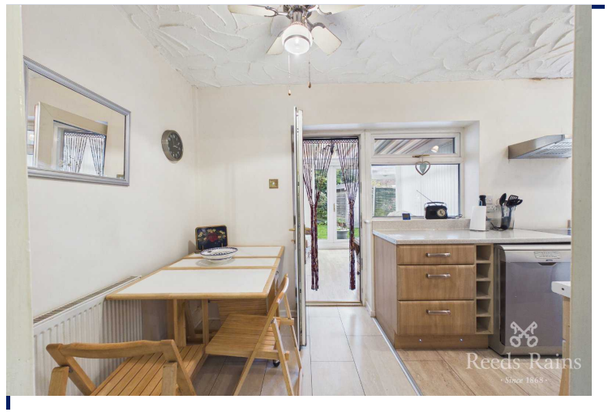
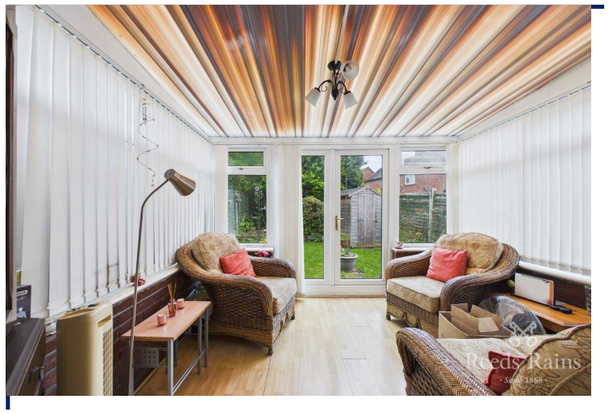
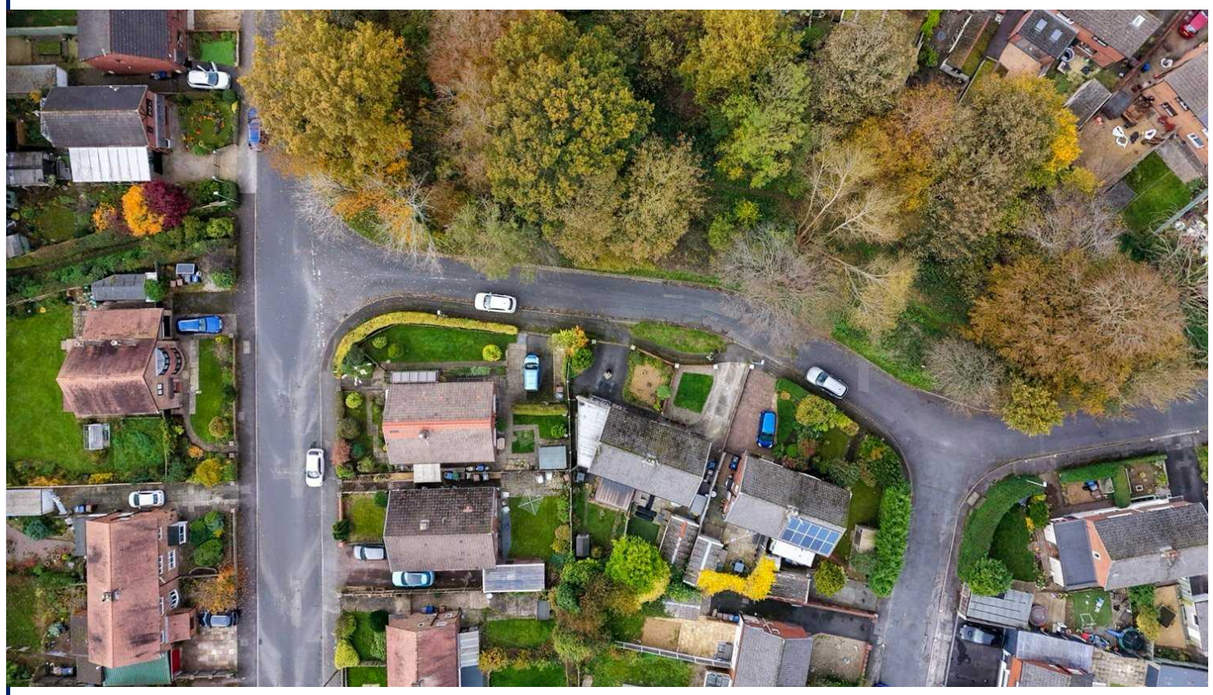




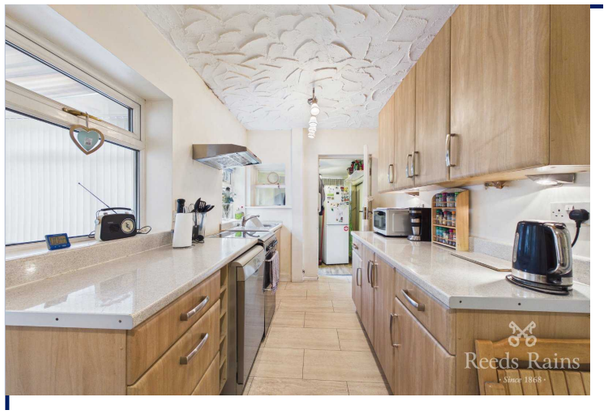












Allerton Road, Walton-le-Dale,
Preston, Lancashire, PR5

Offers Over: £180,000 To be advised

Reeds Rains

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The Property Ombudsman

Allerton Road, Walton-le-Dale, Preston, Lancashire, PR5

Offers Over: £180,000 To be advised

Council Tax Band:
EPC Rating: TBC

Set directly opposite woodland, this two-bedroom home enjoys a pleasing leafy outlook and a setting with nature close at hand. The property offers practical accommodation across two floors, together with a conservatory overlooking the rear garden, a driveway and a garage.

The ground floor includes a lounge, fitted kitchen/dining room, utility room and separate WC. The kitchen/dining leads through to the conservatory, which provides an additional reception space with views over the garden...

Entrance Hall
3'5" x 3'6" (1.04m x 1.07m)
The entrance hall provides access into the living room, with stairs leading to the first floor.

Lounge
12'8" x 12'6" (3.86m x 3.8m)
A well-proportioned reception room with space for seating and a clear route through to the kitchen.

Kitchen/Dining Room
15'9" x 6'11" (4.8m x 2.1m)
Fitted with a range of wall and base units, work surfaces, a sink and drainer, and a range-style cooker with extractor hood above. The kitchen connects to both the sunroom and utility room.

Conservatory
10'11" x 9'5" (3.33m x 2.87m)
A bright additional reception space overlooking the rear garden, with double doors opening outside.

Utility Room
4'8" x 7'11" (1.42m x 2.41m)
A useful separate area with space for laundry appliances and access to the garage.

WC
2'7" x 5'3" (0.79m x 1.6m)
Fitted with a WC and wash basin.

First Floor

Landing
2'11" x 2'7" (0.9m x 0.79m)
Provides access to both bedrooms and the shower room.

Bedroom One
11'5" x 9'9" (3.48m x 2.97m)
A double bedroom with fitted storage.

Bedroom Two
10'8" x 10'2" (3.25m x 3.1m)
A second bedroom with space for bedroom furniture and additional storage.

Shower Room
5'1" x 7'2" (1.55m x 2.18m)
Fitted with a shower enclosure, wash basin and WC.

Garage
11'4" x 15'1" (3.45m x 4.6m)
A useful garage with access from the utility room.

External
The property is approached through wrought iron gates, opening onto a generous driveway with ample off-road parking and access to the garage. To the rear, the garden combines lawn and paved areas and enjoys a high degree of privacy, creating a pleasant space to relax or entertain. Woodland directly across the road adds to the leafy setting.

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.

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.

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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.



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