

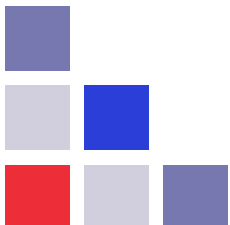


Dorchester Avenue

Walton Park, Preston PR5 4PE

Hazelwells are delighted to offer for sale this top floor apartment situated in the desirable area of Walton Park. The accommodation briefly comprises communal entrance hall with stairs to all floors, hall, lounge, dining room, kitchen, two double bedrooms and bathroom. Double glazing and gas central heating. Parking. The property is situated in a much sought after location of Walton Park only a short walk to Nature Reserve providing walks and cycle routes with access into Avenham and Miller Parks via Tram Road. Fantastic road networks for local amenities, Capitol Retail Park, Preston city centre and motorway links.

Offers Over £120,000



Hall

Oak flooring, single panel radiator and security entry phone.

Lounge

10' 5" x 11' 3" (3.18m x 3.45m)

Juliet balcony to the front, television aerial point, oak flooring.

Dining

8' 7" x 8' 10" (2.63m x 2.71m)

Double glazed window to the front, double panel radiator, oak flooring.

Kitchen

8' 10" x 8' 4" (2.71m x 2.55m)

Modern fitted kitchen with wall and base units, complementary work surfaces and tiled splash backs. Integrated fridge, freezer, dishwasher, washing machine, stainless steel sink and drainer with mixer tap. Tiled floor.

Bedroom 1

11' 7" x 9' 8" (3.55m x 2.97m)

Double glazed windows to the rear, single panel radiator.

Bedroom 2

9' 8" x 9' 0" (2.95m x 2.77m)

Double glazed window to the rear elevation, single panel radiator.

Bathroom

Three piece suite comprising wc, pedestal wash hand basin and panel bath with shower over. Tiled floor and part tiled walls. Extractor fan. Storage cupboard.

Exterior

Parking

EPC: C

Council Tax Band: B



Leasehold;

Ground Rent £150 per annum

Maintenance fee: £155pcm



If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. 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. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.



