



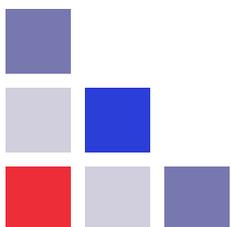
Ennerdale Drive

NO CHAIN

Walton-Le-Dale, Preston PR5 4BX

Hazelwells are delighted to offer for sale 3 bedroom detached family home with 3 reception rooms offering versatile accommodation. Situated in a much sought after cul-de-sac in a desirable area of Walton-le-Dale. The accommodation briefly comprises of; entrance hallway, dining room, lounge, sitting room, kitchen, utility room, wet room, first floor landing three bedrooms, a two piece shower room and separate wc. The property benefits from a double driveway, integrated garage, front garden and rear gardens. Well positioned for access to local amenities, open countryside, well regarded primary and secondary schools. Offered for sale with no onward chain viewings are highly recommended.

£315,000



Hazelwells
sales & lettings

Hall

14' 0" x 5' 8" (4.27m x 1.72m)

Entrance hallway with stairs leading to first floor.

Dining Room / Bedroom 4

10' 6" x 9' 3" (3.19m x 2.82m)

Double glazed window to the front, panel radiator.

Lounge

18' 1" x 11' 9" (5.50m x 3.59m)

Dual aspect with double glazed windows to the front and rear, panel radiator.

Sitting Room

18' 1" x 8' 9" (5.50m x 2.66m)

Triple glazed windows to the front, side and rear, panel radiator.

Kitchen

7' 0" x 15' 4" (2.14m x 4.67m)

Fitted kitchen with wall and base units, space for cooker. Double glazed windows overlooking the rear garden.

Utility room

11' 1" x 6' 7" (3.39m x 2.01m)

Fitted units with complementary works surfaces, sink and drainer with mixer tap, space for washing machine. Double glazed window to the rear and door leading to the rear garden, panel radiator.

Shower room

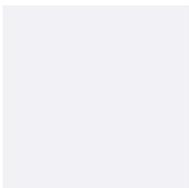
11' 1" x 6' 11" (3.37m x 2.12m)

Wet room tiled floor to wall, double glazed window to the rear, panel radiator.

Garage

15' 8" x 8' 9" (4.78m x 2.66m)

Integral door from the utility room, up and over door to the front, power and light.



Landing

Boiler cupboard.

Bedroom 1

9' 6" x 14' 8" (2.89m x 4.47m)

Double glazed window to the front, panel radiator.

Bedroom 2

8' 2" x 11' 10" (2.50m x 3.61m)

Double glazed window to the rear, panel radiator.

Bedroom 3

12' 0" x 9' 5" (3.67m x 2.86m)

Double glazed window to the front, panel radiator.

Shower room

5' 7" x 6' 6" (1.69m x 1.97m)

Two piece suite comprising wash hand basin and shower. Double glazed window to the rear and panel radiator.

WC

Separate WC with double glazed window to the rear.

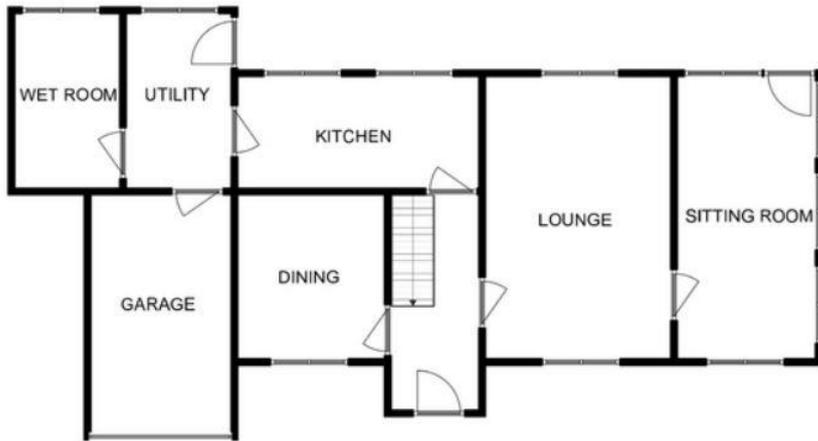
Exterior

Double width driveway and garden to the front. An enclosed rear garden to the rear with patio, lawn and mature shrubs.



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GROUND FLOOR



FIRST FLOOR

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