

46 Clough Avenue, Walton-le-Dale

Offers Over **£249,950**

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46 Clough Avenue

Walton-le-Dale, Preston

Well-presented three bedroom detached home in Walton Park with conservatory, downstairs WC, driveway, garage and garden. Ideal for families, couples or anyone seeking a convenient location.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Family Home On Walton Park
- Sought-After Residential Location In Walton-le-Dale
- Spacious Lounge And Separate Dining Kitchen
- Conservatory Providing Additional Reception Space
- Convenient Downstairs WC Facilities
- Three Bedrooms And Modern Family Bathroom
- Driveway Providing Off-Road Parking & Single Garage
- Convenient Access To Local Amenities And Transport Links
- Chain Free


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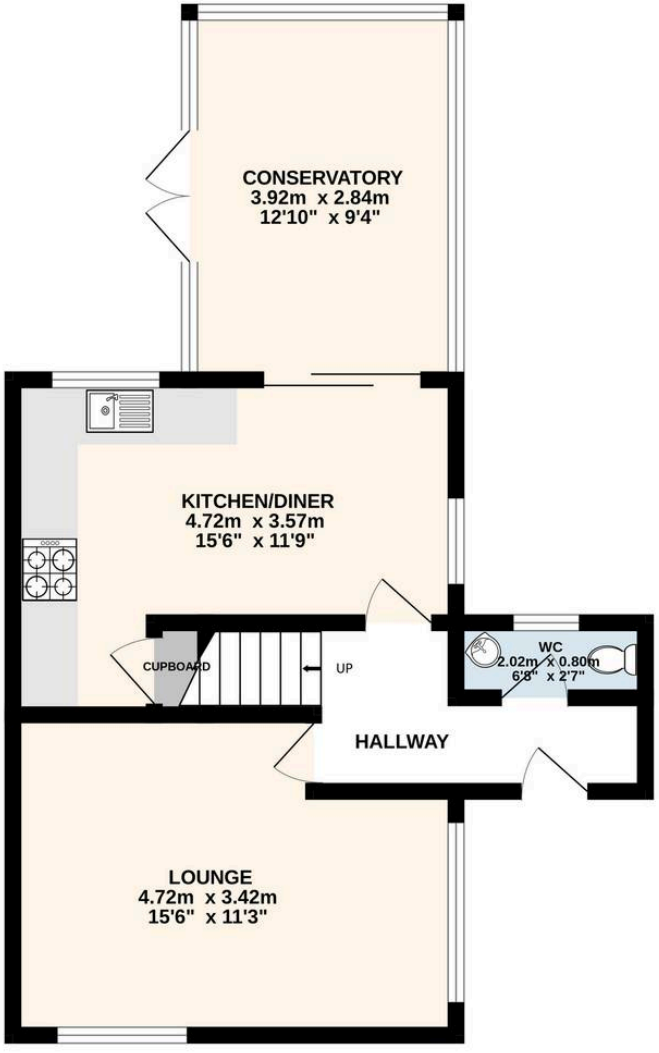

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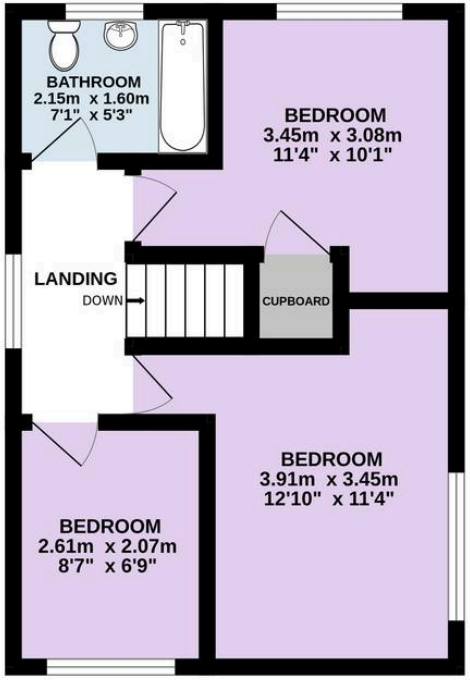

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GROUND FLOOR
47.8 sq.m. (514 sq.ft.) approx.

1ST FLOOR
33.0 sq.m. (355 sq.ft.) approx.





TOTAL FLOOR AREA : 80.8 sq.m. (870 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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