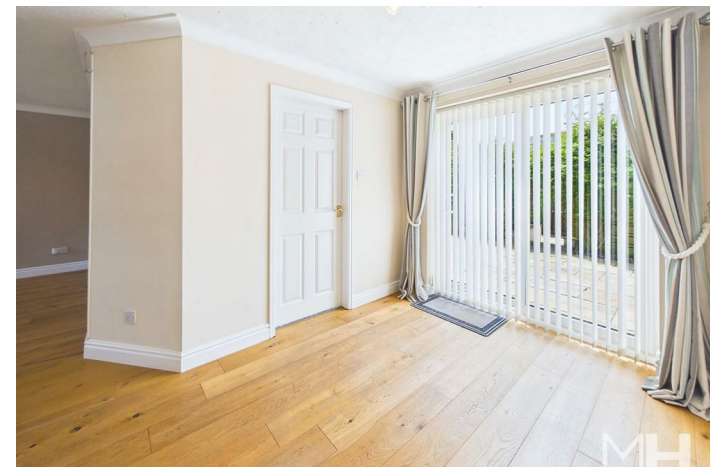




12 FAREHAM CLOSE

WALTON-LE-DALE, PRESTON, PR5 4JX

Offers Over £259,950

FREEHOLD

- Superb Three Bedroom Detached Family Home • Situated on a Much Sought After Residential Development • Close to All Local Amenities & Transport Links • Well Maintained Throughout • Two Reception Rooms • Master Bedroom with En-Suite • Two Further Double Bedrooms & Modern Family Size Bathroom • Integral Garage • Landscaped Low Maintenance Front & Rear Gardens • Offered with No Onward Chain Delay

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

Introducing 12 Fareham Close...

OFFERED WITH NO ONWARD CHAIN DELAY – A SUPERB THREE BEDROOM DETACHED FAMILY HOME OCCUPYING A PEACEFUL CUL DE SAC POSITION IN A SOUGHT AFTER AREA OF WALTON LE DALE Offered with no onward chain, this attractive three-bedroom detached home occupies a peaceful cul-de-sac position in the highly sought-after area of Walton-le-Dale. Ideally suited to families, the property enjoys excellent access to Preston city centre, well-regarded schools, local shops, everyday amenities, and superb transport links including nearby rail services and the M6 and M61 motorway networks.

The accommodation comprises an entrance porch leading into a bright and spacious lounge with a large front-facing window. The lounge flows seamlessly into the dining room, providing an ideal space for family living and entertaining. The dining area benefits from useful understairs storage, a staircase to the first floor, and patio doors opening onto the rear garden. The adjoining kitchen is fitted with a range of units, an integrated oven and hob, space for additional appliances, and direct access to the garden.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted storage and an en-suite shower room. The remaining bedrooms are served by a modern three-piece family bathroom, while additional storage is available from the landing. Outside, the property continues to impress. To the front, a private driveway provides off-road parking for two vehicles, alongside a further parking space. An electric vehicle charging point has also been installed for added convenience. The attached garage benefits from power, lighting, and an up-and-over door.

The rear garden enjoys a desirable south-facing aspect and has been designed with ease of maintenance in mind. A paved seating area provides the perfect spot for outdoor dining, while steps lead down to a further private patio, creating an excellent space for entertaining guests or simply enjoying the sunshine all day.

Entrance Porch

3'5" x 3'6" (1.05 x 1.06)

Entrance via a modern composite front door with feature leaded glazed panel. UPVC double glazed window to the side elevation. Radiator. Oak wood flooring. Intruder alarm panel.

Lounge

11'7" x 15'3" (3.53 x 4.65)

UPVC double glazed window to the front elevation. TV aerial socket. Oak wood flooring. Radiator. Ceiling light fitting.

Dining Room

8'4" x 13'1" (2.53 x 4.00)

UPVC double glazed sliding patio doors leading out onto the rear garden. Carpeted turned spindle balustrade

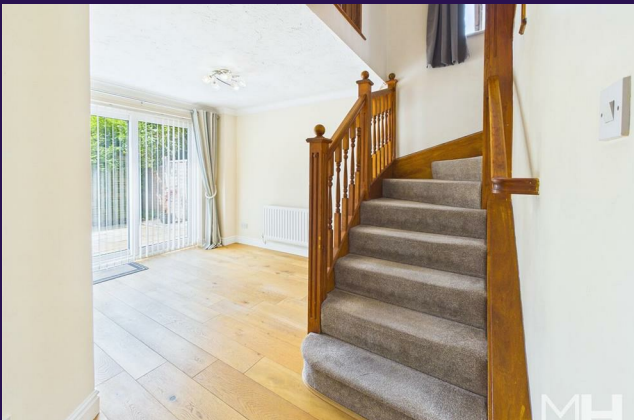
staircase leads to all first floor accommodation. Radiator. Ceiling light fitting. Oak wood flooring.

Kitchen

11'2" x 15'3" (3.40 x 4.65)

UPVC double glazed window to the rear elevation. Features a range of larder eye and base level units in Oak wood effect with contrasting work surfaces over and inset one and a half bowl composite sink and drainer unit with mixer tap. Integrated appliances include electric double oven and gas hob with extractor canopy over. Space and plumbed for washing machine. Part tiled elevations. Ceiling light fitting. Vinyl flooring.

First Floor



Landing

3'2" x 9'10" (0.97 x 3.00)

UPVC double glazed window to the side elevation. Access to the loft. Carpeted. Ceiling light fitting. Radiator. Doors leading off to all first floor accommodation.

Principal Bedroom

11'6" x 10'2" (3.51 x 3.11)

UPVC double glazed window to the rear elevation.

Features fitted robe storage. Carpeted. Radiator. Ceiling light fitting. Door leading through to:-

En-Suite

8'10" x 3'3" (2.70 x 1.00)

UPVC double glazed obscured window to the side elevation. Features a modern three-piece suites in white comprising of a low flush W.C, pedestal wash hand basin with mixer tap and step in shower cubicle with a mains powered mixer shower. Shaver socket. Part tiled elevations. Wall mounted vanity cabinet. Radiator. Tiled flooring. Extractor fan.

Bedroom Two

11'2" x 10'1" (3.40 x 3.08)

UPVC double glazed window to the front elevation. Carpeted. Radiator. Pendant light fitting.

Bedroom Three

8'6" x 7'3" (2.60 x 2.21)

UPVC double glazed windows the rear elevation. Carpeted. Radiator. Pendant light fitting.

Family Bathroom

6'6" x 6'4" (1.97 x 1.92)

UPVC double glazed obscured window to the rear elevation. Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and panelled with bath with mixer tap and handheld shower attachment. Wall mounted vanity cabinet. Shaver socket.

Part tiled elevations. Vinyl flooring. Radiator. Ceiling light fitting. Extractor fan.

Exterior

Externally, the property benefits from a private driveway providing off-road parking for two vehicles, together with a further designated parking space. An electric vehicle charging point is conveniently positioned to the front, while the attached garage, complete with power and lighting, is accessed via an up-and-over door.

To the rear, the delightful south-facing garden has been thoughtfully designed for ease of maintenance and outdoor enjoyment. A spacious patio area provides an ideal setting for al fresco dining and entertaining, with steps leading down to a second, more secluded patio that offers a peaceful spot to relax and enjoy the sunshine throughout the day.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.



MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

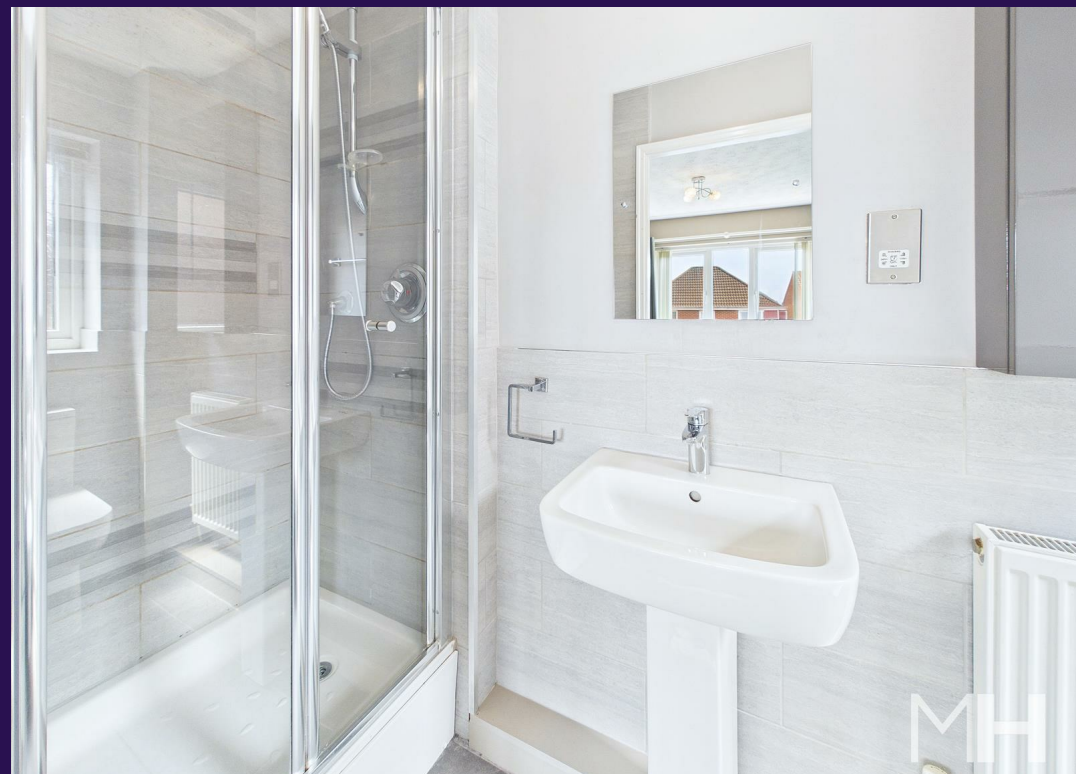
NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







12 FAREHAM CLOSE

ADDITIONAL INFORMATION

Local Authority – South Ribble Council

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



