

# GUILDHALL

SALES & LETTINGS



## 67 Albany Drive

Walton-Le-Dale, Preston, PR5 4TX

Asking Price £180,000



Nestled in the charming area of Walton-Le-Dale, Preston, this delightful three-bedroom bungalow on Albany Drive offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a bright reception room that invites natural light, creating a warm and inviting atmosphere for family gatherings or quiet evenings.

The property features a second reception room that seamlessly opens off the kitchen, providing an ideal space for entertaining guests or enjoying family meals. The kitchen itself is well-appointed, making it a joy for any home cook.

One of the standout features of this home is the suntrap rear garden, which offers a peaceful retreat for relaxation or outdoor activities. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is sure to impress.

Additionally, the property benefits from off-street parking and a garage, ensuring that you have ample space for vehicles and storage.

This bungalow is not just a place to live; it is a home where memories can be made. With its excellent location and thoughtful layout, it is an opportunity not to be missed.



## Ground Floor

Lounge 15'3" x 10'8" (4.66 x 3.26)

Dining Room 8'11" x 8'1" (2.74 x 2.47)

Kitchen 7'5" x 8'1" (2.27 x 2.47)

Bathroom 5'63 x 8'02 (1.52m x 2.49m)

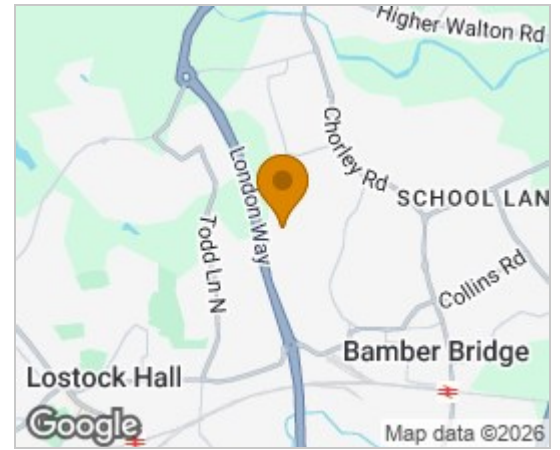
Bedroom Two 12'7" x 10'8" (3.84 x 3.27)

Bedroom Three 9'6" x 8'2" (2.92 x 2.49)

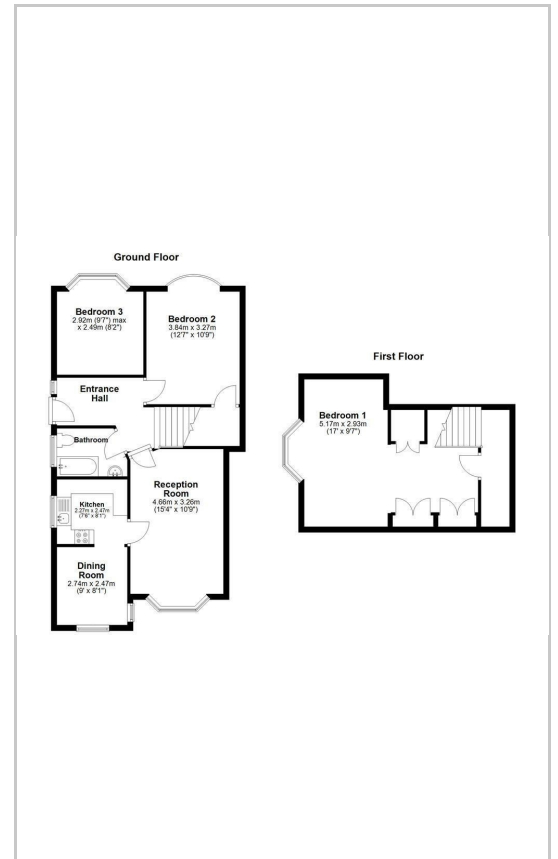
## First Floor

Bedroom One 16'11" x 9'7" (5.17 x 2.93)


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>