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FOR SALE

**43 BANNISTER HALL LANE
HIGHER WALTON
PRESTON
PR5 4DB**



Price: Offers over £179,950

- Semi-detached dormer bungalow
- Deceptively spacious versatile accommodation
- Attractive setting on country lane
- Views of nearby countryside
- Choice of using ground floor room as bedroom or dining/extra living room

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

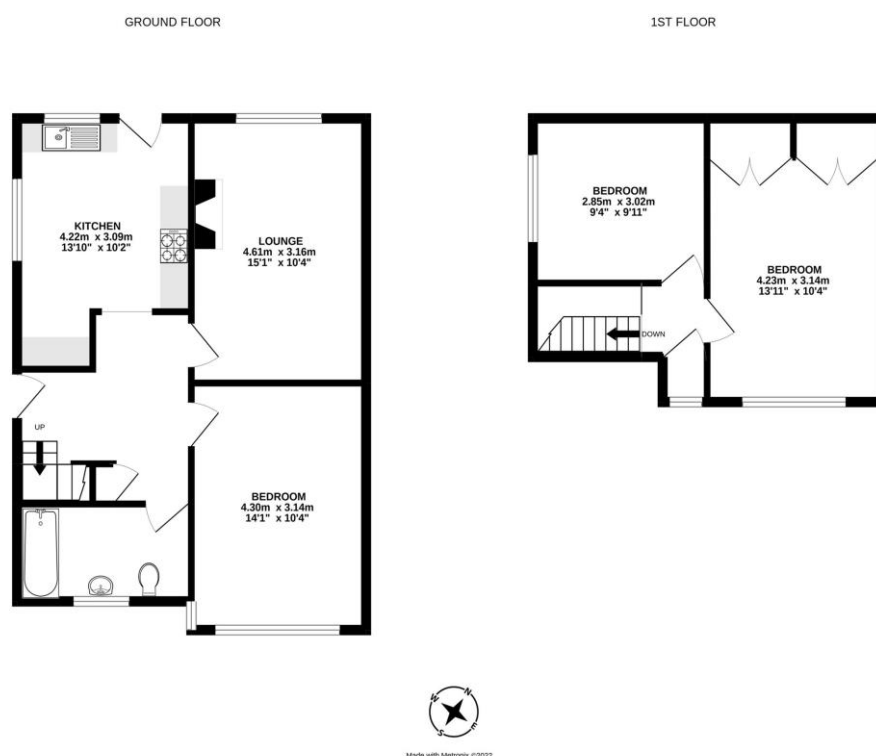
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Enjoying a pleasant and quiet position close to the end of a country lane that leads into the surrounding open rolling countryside, washed over as greenbelt, semi-detached dormer bungalow providing deceptively spacious well proportioned, accommodation with choice of using a ground floor room as extra living room, separate dining room or third double bedroom.

Comprehensive amenities are available in the village including shops, primary school and there is easy access into Preston city centre, surrounding central and East Lancs towns and to the junctions where the M6, M61 & M65 converge.

Floor Plans: The floor plans are for illustration purposes only and not to scale:



Accommodation: Ground Floor

(all sizes are approx)

Side Reception Hall

Central heating radiator and store/cloakroom under stairs.

Lounge 4.6m x 3.2m (15'3 x 10'6)

Central heating radiator. Living flame enclosed gas convector heater.

Dining Room/Second Living Room/Bedroom 3 3.8m x 3.1m (12'7 x 10'4)

Central heating radiator.

Breakfast Kitchen

Comprehensive range of fitted units including base cupboards with contoured worktops with drawers and cupboards below. Inset stainless steel sink unit. Plumbing for automatic washing machine. Ceramic hob with hood above and oven below. Integrated fridge freezer. Wall cupboards and larder unit.

Bathroom

Modern three-piece suite with shower mixer taps over L-shaped bath. Central heating radiator. Tiling to walls.

First Floor

Landing

Cupboard containing gas fired boiler supplying central heating system and domestic hot water.

Bedroom 1 4.7m x 3.2m (15'6 x 10'6)

Including fitted wardrobes with top boxes above. Central heating radiator.

Bedroom 2 3m x 2.8m (10'3 x 9'2)

Central heating radiator.

Outside:

Front garden laid to lawn with ornamental rockery. Tarmac driveway with electric car charging point and continuing to pre-cast concrete garage 4.8m x 2.4m (16' x 8') having electric up and over door, electric power and light installed.

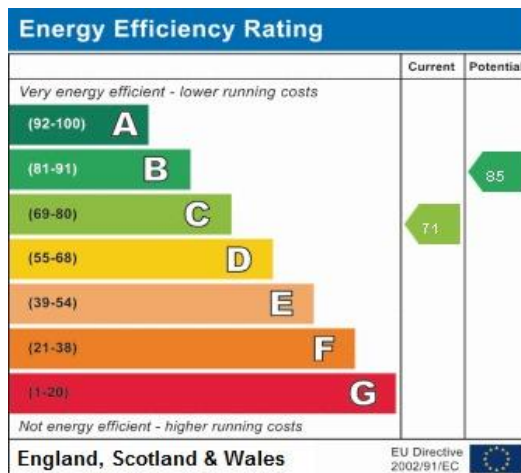
Rear garden laid to lawn with gravel borders and meandering path down to gate onto rear access and screened by Leylandii conifers.

Views of nearby rising fields.

Tenure:

The site is Freehold and free from Chief Rent.

Energy Rating:



Assessment:

According to the Valuation Agency's website the house has been placed in Band C which currently equates to a Council Tax of approximately £1,741.36.

Services:

Mains gas, electricity and water supplies are laid on, the drains connect to the main sewer.

To View:

Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Note:

Peter E Gilkes is a connected person of the vendor within the meaning of the Estate Agents Act.

All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.



Lounge



Dining/Second Living Room/Bedroom



Dining/Second Living Room/Bedroom



Kitchen



Kitchen



Bathroom



Bedroom 1



Bedroom 2



Back Garden



Electric Charging Pod