



Adwalton Close, Drighlington,

£89,995

**** FIRST FLOOR FLAT ** ONE BEDROOM ** PARKING ****

Excellent opportunity for a number of buyers to purchase this one bedroom first floor flat. Ideally placed for local amenities and just minutes from the M62 motorway network. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, kitchen, lounge, bedroom and bathroom. Externally it has allocated parking and communal gardens.



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Entrance Vestibule



Kitchen

9'3" x 5'1" (2.82m x 1.55m)

Having fitted wall and base units, stainless steel sink unit, integral oven and hob, plumbing for an automatic washing machine, tiled splash back, double glazed window and a radiator.

Lounge

15' x 9'6" (4.57m x 2.90m)

Having an electric fire, double glazed window and a radiator.



Bedroom One

11'9" x 11' (3.58m x 3.35m)

Having a double glazed window and a radiator.



Bathroom

Fitted with a three piece suite comprising low flush Wc, pedestal hand basin, panelled bath with electric shower over, part tiled walls, radiator and a double glazed window.

External Details

There is an allocated parking space and communal garden and hanging space.



Please Note

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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