



42 Windsor Road, Walton-Le-Dale, Preston, PR5 4GE  
£165,000

PROPERTY  
PERSPECTIVE

**The Property Perspective**

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**GROUND FLOOR****Lounge 12'7" x 13'5" (3.85m x 4.09m)**

Carpet flooring with curtains and electric fireplace

Indian Stone patio area, artificial lawn and large shed.

Single driveway to the front of the property with artificial lawn.

**Dining area 7'4" x 6'11" (2.26m x 2.11m)**

Carpet flooring with patio doors leading through to the conservatory

**Conservatory 13'5" x 11'0" (4.11m x 3.36m)**

Tile flooring with patio doors leading to the rear garden and blind

**Kitchen 7'3" x 9'3" (2.22m x 2.83m)**

Tile flooring with access to the rear garden and spacious under-stair storage cupboard. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, micro-wave and fridge-freezer

**FIRST FLOOR****Bedroom 12'1" x 9'5" (3.70m x 2.88m)**

Carpet flooring with window to the front elevation, fitted wardrobes and curtains

**Bedroom 10'6" x 6'9" (3.21m x 2.07m)**

Carpet flooring with window to the rear elevation and blind

**Bathroom**

Tile flooring with 2 piece bathroom suite in white, walk in showering enclosure, spot lighting, heated towel rail, blind and tiled decor

**EXTERNAL**

Beautifully presented and landscaped rear garden with