



## Dorchester Avenue, Walton-Le-Dale

£825 PCM

Ben Rose Estate Agents are pleased to present to the rental market this delightful second floor apartment in the desirable area of Walton Park. This fantastic sized ready to move into apartment is one not to be missed. The apartment is within easy access of Preston City Centre, major transport links (M6, M65, M61) and is within easy reach of all local schools and amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally upon entering you'll find the hall comprising of the intercom system, laminate flooring, and smoke alarm. It is here you'll find access to all rooms. Located at the end of the hall is the open plan lounge / dining / kitchen area. The Lounge Area features French doors, with Romeo and Juliet balcony, and archway leading into the dining area. The dining area itself presents a front aspect Double glazed window and plenty of room for a family dining table.

Adjacent to the diner, with access from the hall, lies the superb Shaker style kitchen in soft cream. Comprising of wall, base and drawer units with contrasting work surfaces, part tiled elevations to complement, and one and a half bowl sink drainer unit. It is also here that you can find a stainless steel extractor hood, four ring electric hob, electric oven, integral dishwasher, washing machine and fridge freezer and ceiling light point.

Moving back through the hall you'll reach the modern family bathroom with three piece suite comprising of modern vanity sink and storage cupboard, dual flush low level WC, with panelled bath, easy clean ceramic tiled elevations, spot lighting and heated towel rail.

Lastly you'll find two good sized bedrooms, with the master bedroom a sizeable double benefitting from two double glazed windows allowing for ample light. Bedroom two also presents a double glazed window and would make the ideal home office or study.

Externally- Communal gardens can be found to the front with ample private parking to the rear. The property is also situated close to local Nature Reserve Park and Pond so ideal for walking, running and cycling.

Please note this delightful home is available Part Furnished, however the landlord is flexible. Furnishings include L Shaped settee with matching loose cushions. Two chest of drawers in the Master bedroom. Ikea floor to ceiling wardrobes in the second bedroom and a wall mounted mirror in the bathroom. All rooms are fitted with electric wall heaters.

Long term tenant, non smoker and no pets, preferred.









BEN ROSE





# BEN ROSE

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency 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			
England & Wales	EU Directive 2002/91/EC		

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

