



## 6 Milton Close, Walton-Le-Dale

£165,000 Freehold

Council Tax band: B

Tenure: Freehold



Nestled in a peaceful residential cul-de-sac and positioned close to beautiful woodland, this two-bedroom semi-detached bungalow offers an excellent opportunity for those looking to downsize, invest, or put their own stamp on a spacious home. The property benefits from a generous plot, ample parking, and a detached garage, making it an attractive prospect in a sought-after location.

Stepping inside, the welcoming entrance hall leads to a bright and well-proportioned living/dining room, featuring a large front window that fills the space with natural light. The room retains a traditional feel and offers superb scope for modernisation.

The bungalow offers two comfortable bedrooms, both with pleasant garden or street views. Each room provides a blank canvas for refurbishment, ready for its new owner to personalise.

The kitchen is of good size, fitted with classic cabinetry and overlooking the driveway. Just off the kitchen is a practical utility/sun room, enjoying wrap-around windows and direct access to the rear garden—ideal for laundry, storage, or conversion into a more modern garden room.

The bathroom has been adapted as a wet room, equipped with grab rails and a walk-in shower area, ensuring ease of access.

Externally, the property boasts a well-kept front lawn, a long driveway providing off-road parking for multiple vehicles, and a detached single garage. The rear garden is low maintenance with mature shrubs, planting borders, and plenty of privacy.

Offering huge potential throughout, this bungalow presents a rare chance to create a stylish and contemporary home in a quiet, established neighbourhood.

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### **Hallway**

6' 1" x 7' 11" (1.85m x 2.42m)

The hallway offers a practical and well-presented entrance area, providing straightforward access to the principal rooms of the property. The space is functional and neatly finished, creating a tidy and organised first impression upon entering the home. Its layout allows for easy movement through the property, acting as a central connecting point between the main living areas and bedrooms.

### **Living Room**

20' 1" x 10' 10" (6.12m x 3.31m)

This spacious living area offers a bright and comfortable setting, enhanced by a neutral colour scheme and generous proportions that create an open and welcoming atmosphere. A feature fireplace provides a natural focal point to the room, adding character and warmth while complementing the overall style of the space. The layout allows for flexible furniture placement, with ample room for seating and additional furnishings, making it well suited to both relaxing and everyday living. Decorative lighting and large wall spaces further enhance the sense of openness, while the overall presentation gives the room a clean and well-maintained feel.

### **Kitchen**

8' 10" x 8' 0" (2.68m x 2.43m)

The kitchen is practical and well laid out, offering a functional workspace with ample cabinetry and worktop areas. The arrangement provides good storage capacity while maintaining clear preparation space, creating an efficient environment for everyday use. Natural light enters through the window, helping to brighten the room and enhance the overall sense of space. The layout supports easy movement between key working areas, while the neutral finish gives the kitchen a clean and well-maintained appearance.

### **Utility**

5' 0" x 8' 11" (1.53m x 2.73m)

The utility room provides a practical and functional additional space, ideal for housing laundry appliances and supporting day-to-day household tasks. The layout offers useful worktop and storage potential while keeping essential utilities separate from the main living areas. Well positioned within the property, this space adds convenience and helps maintain organisation throughout the home.

### **Bedroom 1**

10' 5" x 10' 10" (3.18m x 3.31m)

This bedroom offers a bright and comfortable space with a practical layout that allows for a range of furniture arrangements. A large window provides good natural light, creating an airy feel and contributing to a pleasant atmosphere within the room. The space is well proportioned and versatile, suitable for use as a bedroom, guest room, or additional living space depending on individual needs.

### **Bedroom 2**

9' 7" x 8' 0" (2.91m x 2.45m)

A well-presented bedroom offering a simple and practical layout, providing a comfortable space suitable for everyday use. The room benefits from a pleasant outlook through the window, allowing natural light to enhance the overall brightness and openness of the area. With clear floor space and a straightforward layout, the room offers flexibility for a variety of furniture arrangements and can easily adapt to individual requirements.

### **Bathroom**

5' 5" x 8' 0" (1.66m x 2.43m)

The bathroom is bright and well presented, featuring a clean, neutral finish that creates a fresh and practical space for everyday use. The layout is functional and well planned, providing essential fittings with good accessibility and ease of movement. Natural light from the window enhances the overall brightness of the room, while the tiled walls contribute to a neat and easy-to-maintain environment.

## GARDEN

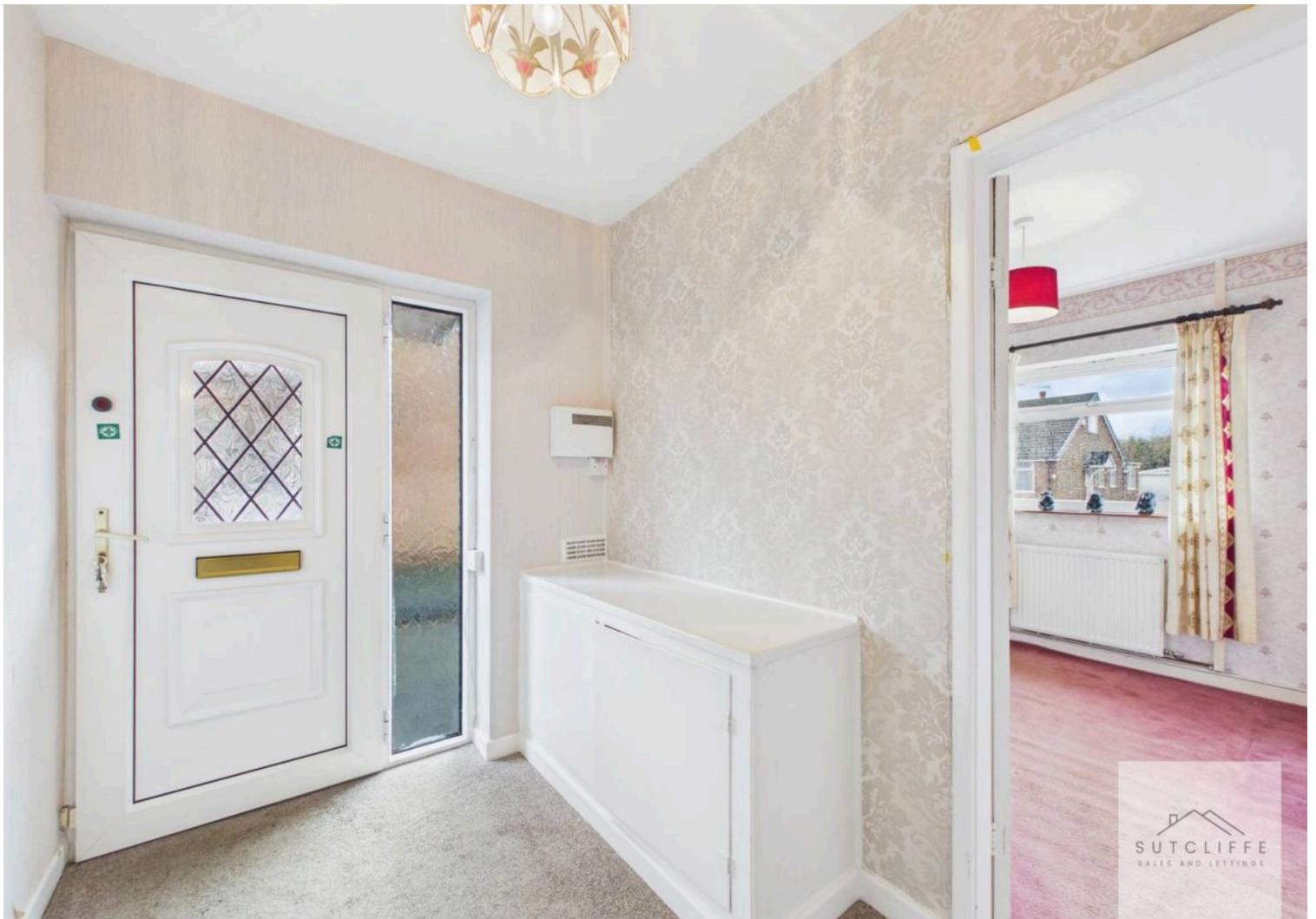
This property boasts a well-kept front garden with a neat lawn and established shrubs, creating an inviting first impression. To the rear, the bungalow enjoys a charming, mature garden featuring a central lawn, planted borders, and a variety of shrubs and greenery that offer both colour and privacy. A peaceful outdoor space with plenty of potential for further landscaping or relaxation.

## GARAGE

### Single Garage

The property benefits from excellent parking facilities, including a long private driveway that provides ample space for multiple vehicles. The driveway leads directly to a detached garage, offering secure parking or additional storage. Ideal for households with more than one car or those needing practical, accessible off-road parking.











Ground Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
76.1 m<sup>2</sup>  
819 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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