



Kingsdale Close, Walton-Le-Dale, Preston Offers Over £240,000

Ben Rose Estate Agents are pleased to present to the market this delightful, three bedroom, semi-detached property in a highly sought-after area of Walton-Le-Dale. This would make an ideal family home offering excellent living space throughout. The property is situated only a short drive to Preston city centre and is surrounded by superb local schools, shops and amenities. There are also fantastic travel links via nearby bus routes, train stations and the M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming reception hall where most of the ground floor rooms can be accessed from. Here, you'll enter into the spacious family lounge that features a beautiful feature fireplace. Moving back through the hall, you'll enter into the gorgeous kitchen/diner. The kitchen features an integrated fridge, freezer and dishwasher, with space for a large cooker to be placed. You'll also find a breakfast bar for up to three people.

Moving up the stairs, you'll notice integrated mood lighting that leads up to the landing. Here, you'll find three good sized bedrooms and modern three piece family bathroom with corner bath and LED spot lighting.

Externally, to the front of the property is a driveway for one car, with additional parking on the road. The drive also leads up to the single integrated garage. To the rear is a stunning garden space that would be perfect for entertaining friends and family. It features a partially covered, decked patio area with fitted outdoor lighting and placement for a TV. Just off here is also another patio area that leads on into the bar. The bar is fitted with power and lighting, a Velux window and even a WC.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?
If you have a property to sell we can offer a FREE market appraisal and experienced sales advice



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

