BEN ROSE



Danesway, Walton-Le-Dale, Preston

Offers Over £265,000

Ben Rose Estate Agents are pleased to present to market this spacious five-bedroom semi-detached family home, ideally situated in the popular residential area of Walton-le-Dale, Preston. Offering generous accommodation across two floors, an integral garage and a sizable rear garden, this property presents an exciting opportunity for growing families seeking a home with plenty of space and the potential to truly make it their own. The property features four double bedrooms, a further single bedroom, a spacious lounge and dining room, and a well-appointed kitchen, providing a versatile layout to accommodate the demands of modern family life. Walton-le-Dale is well placed for a range of local amenities, including shops, supermarkets, schools and leisure facilities, with the Capitol Centre nearby offering a variety of retail outlets, restaurants and entertainment options. Preston city centre is also within easy reach, providing an extensive selection of shopping, dining and cultural attractions. For commuters, Preston railway station offers services to destinations including Manchester, Liverpool and London, whilst local bus services provide connections to Preston and neighbouring areas. The nearby A6 and A49 offer convenient routes through the surrounding towns, with access to the M6 and M65 motorways making travel further afield straightforward. Combining a convenient location with generous living space and excellent potential, this property is ideally suited to families looking to establish a long-term home in a well-connected area.

Upon entering the property, you are welcomed by a practical entrance hall which provides access to the principal ground-floor rooms and sets the scene for the spacious accommodation beyond. To the front of the home, the impressive lounge and dining room offers a wonderfully versatile reception space, with an open-plan layout that allows for clearly defined areas for both relaxation and family dining. A front-facing bay window draws in plenty of natural light, whilst a central fireplace provides an attractive focal point and adds character to the room. There is ample space for a full range of lounge furnishings alongside a large family dining table, making this an ideal setting for entertaining guests, hosting family gatherings or enjoying everyday life together. To the rear, sliding doors overlook the garden, creating a pleasant outlook and a natural connection between the indoor and outdoor spaces. Also accessed from the entrance hall is the well-appointed kitchen, fitted with sleek cabinetry, generous worktop space and several integrated appliances. Offering plentiful storage and practical preparation areas, the kitchen provides a functional setting for preparing meals and catering for the needs of a busy household.

Heading upstairs, the landing provides access to all five bedrooms and the family bathroom, with the accommodation offering excellent flexibility for families of varying sizes. The master bedroom is generously proportioned, providing plenty of room for a full range of bedroom furnishings, whilst the second bedroom is similarly spacious and offers an excellent option for another family member or guest suite. The third and fourth bedrooms both benefit from built-in wardrobes, helping to maximise floor space whilst providing convenient storage for clothing and personal belongings. Completing the bedroom accommodation is the fifth bedroom, a versatile single room with built-in storage that would be ideally suited to a nursery, child's bedroom or home office. This variety of room sizes allows the property to adapt to changing family needs, whether that means creating dedicated study space, accommodating guests or providing each family member with their own room. The floor is completed by a three-piece family bathroom fitted with all the essential facilities, serving the household conveniently.

Externally, the property benefits from a private driveway providing off-road parking and leading to the integral garage, which is fitted with an electric roller door and offers useful additional storage or secure vehicle accommodation. To the front, a small lawn is complemented by bordering flower beds and a mature tree to one side, adding greenery and kerb appeal. To the rear, the property boasts a generously sized garden filled with established greenery, creating an attractive outdoor setting with plenty of room for the whole family to enjoy. Paved walkways provide convenient access through the garden, whilst ample space for outdoor furniture offers the opportunity to create inviting seating and dining areas for relaxing or entertaining during the warmer months. Numerous mature flower beds add colour and interest throughout the seasons, while mature trees at the far end of the garden provide a greater sense of privacy and a lovely natural backdrop. A greenhouse is also included, offering an appealing addition for gardening enthusiasts or those looking to grow their own plants and produce. With its five bedrooms, spacious reception room, integral garage and generous garden, this substantial family home offers a fantastic foundation for buyers looking to create a property tailored to their own tastes and requirements. While offering plenty of space to enjoy from the outset, the home also holds considerable potential for the right owners to personalise and make their own, presenting an exciting opportunity to establish a long-term family home in a convenient and well-connected Preston location.










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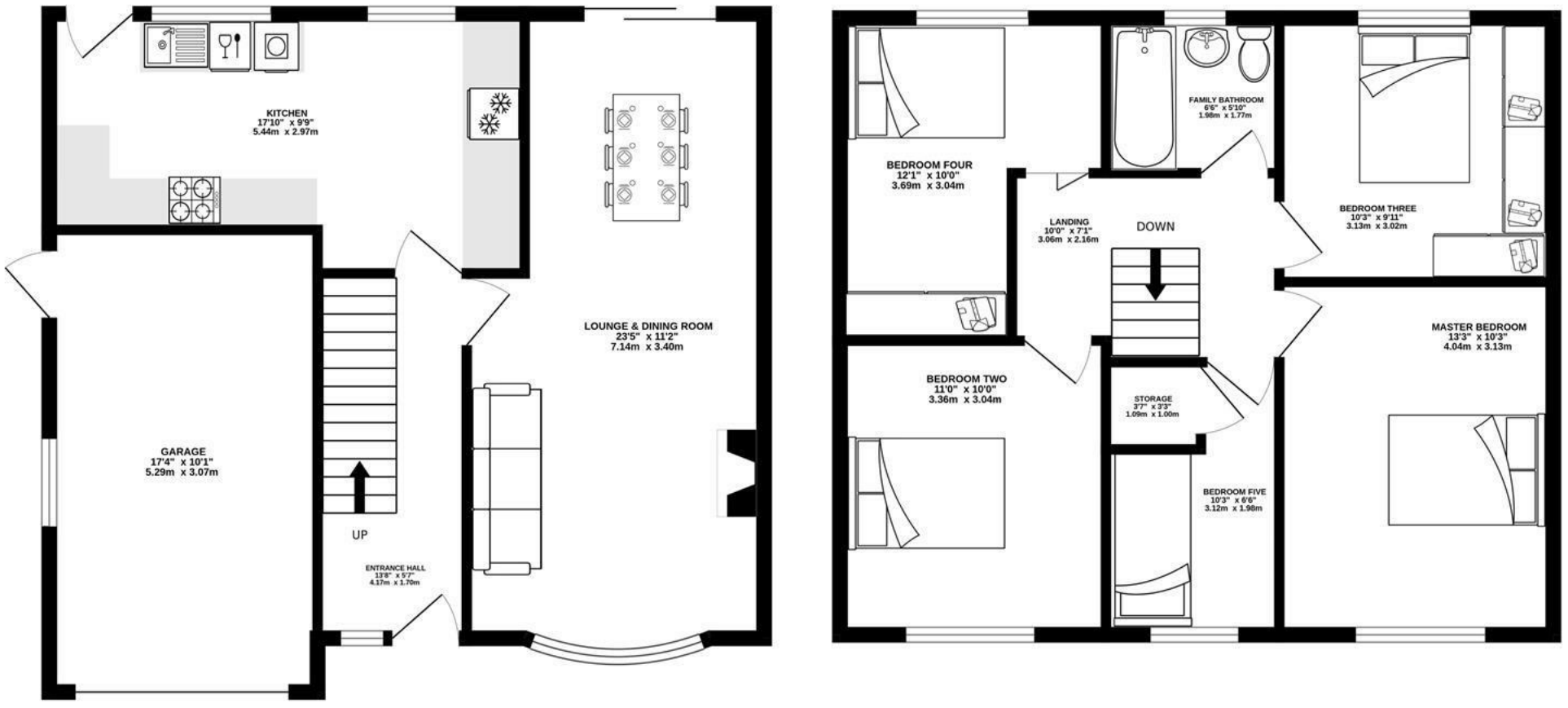




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GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

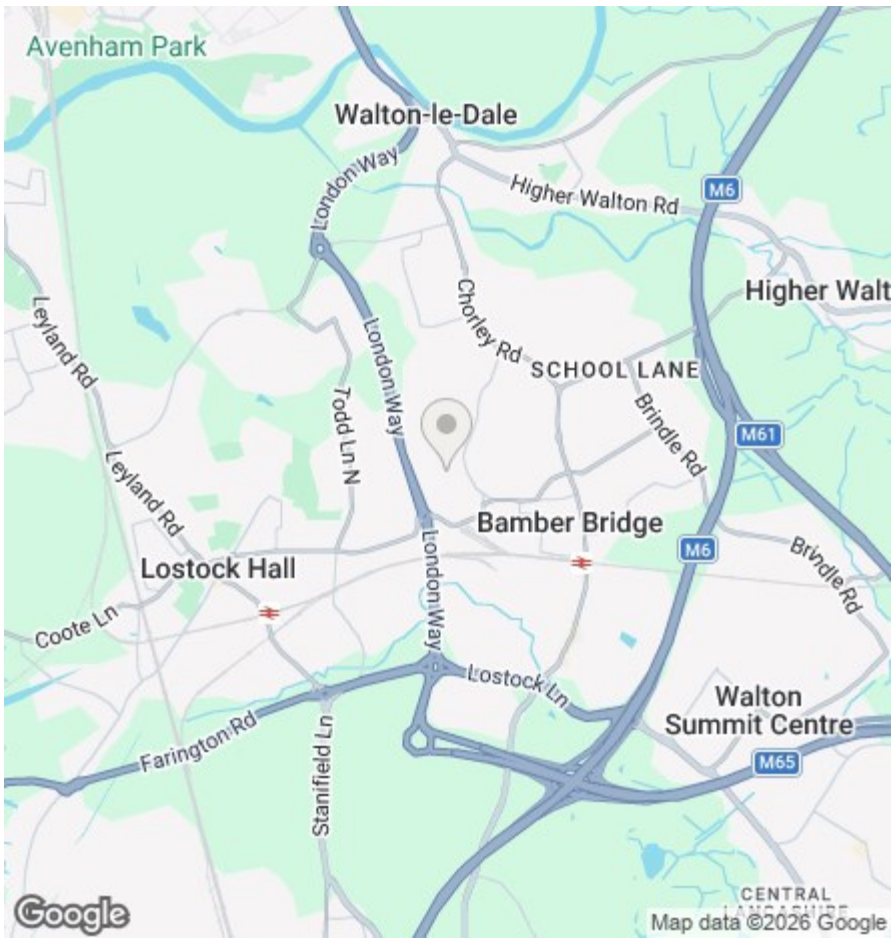
1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.

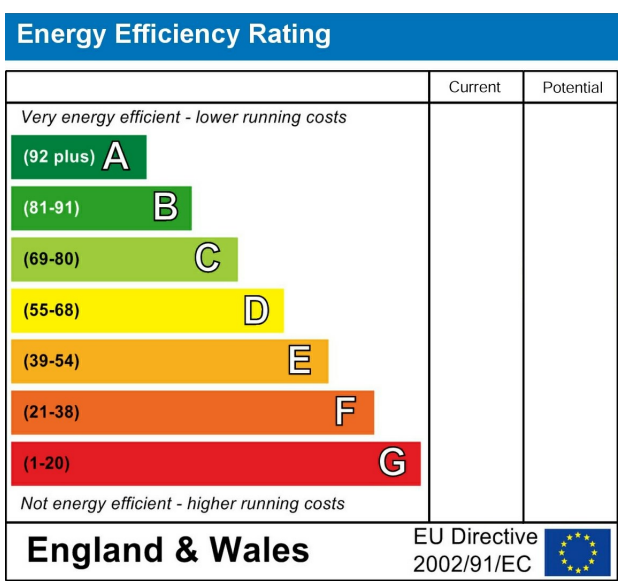


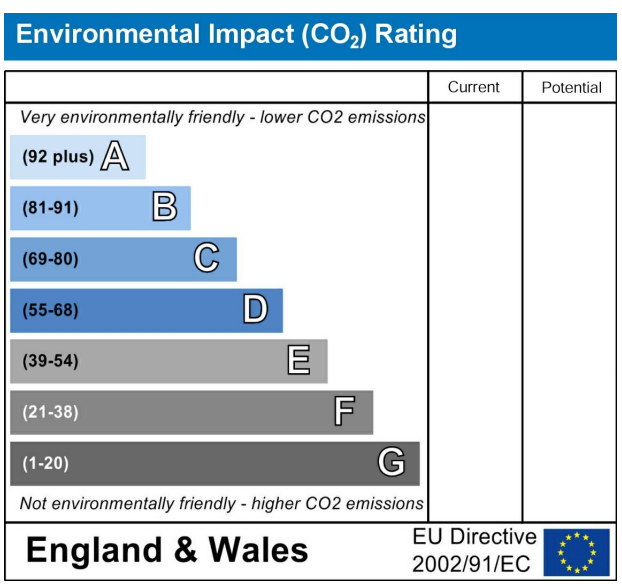
TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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