



Marlborough Drive, Walton-Le-Dale, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, situated in the charming area of Walton-le-Dale. The home has been well maintained and lovingly owned by the same family for over 46 years, a true testament to both the property and the area. Perfectly suited to family life, the property is ideally positioned within easy reach of a range of local amenities, including shops, schools, and parks. The home also benefits from excellent transport links, with nearby bus routes and convenient access to major motorway networks, making it an ideal choice for commuters.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. On the right, you will enter the spacious lounge, which features a central fireplace and a charming bay window overlooking the front aspect. The lounge flows through to the dining room at the rear, which offers ample space for a large family dining table and benefits from double patio doors leading out to the garden.

From here, you will move through to the kitchen. Generously sized, the modern kitchen offers ample storage along with an integrated oven and hob, as well as convenient breakfast bar seating. A single door from the kitchen provides access to the garden.

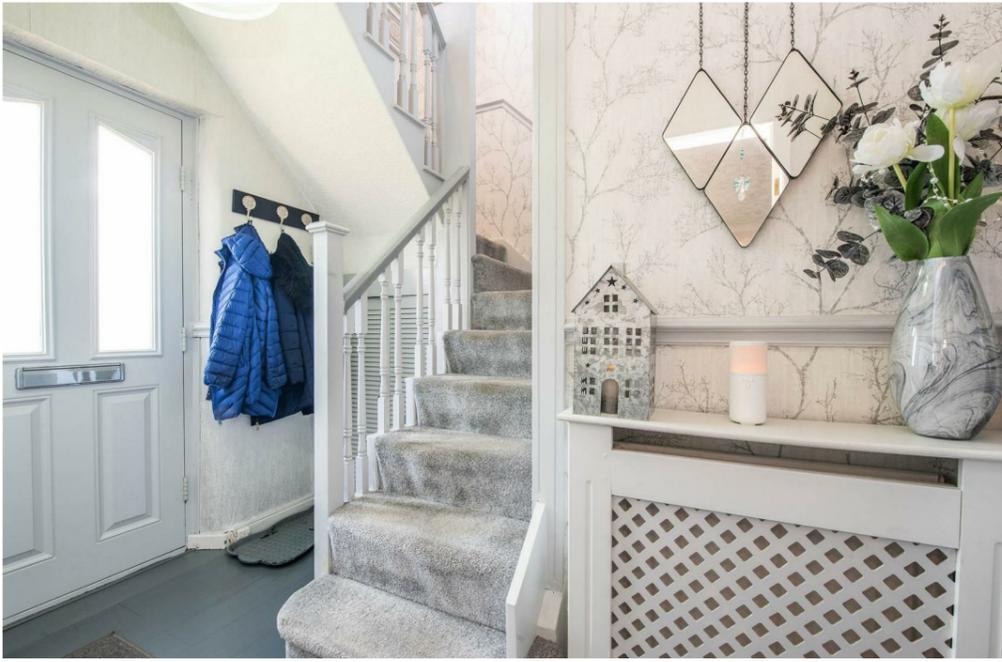
Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles, along with a modern three-piece shower room.

Externally, the home boasts a private driveway providing off-road parking for multiple vehicles and leading to a single detached garage. The garage is accessed via an up-and-over door from the front, with an additional single door providing access from the garden.

The rear garden is generously sized and features a low-maintenance flagged patio that receives sunshine throughout the day, creating a perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.







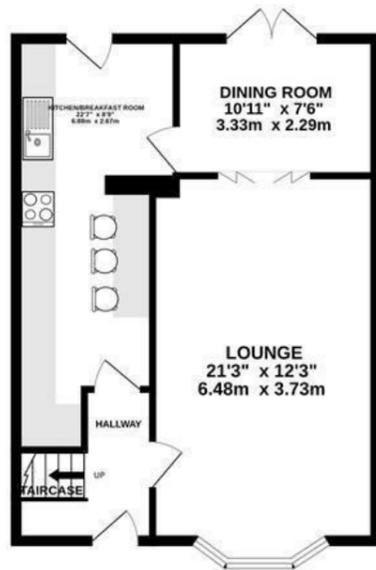
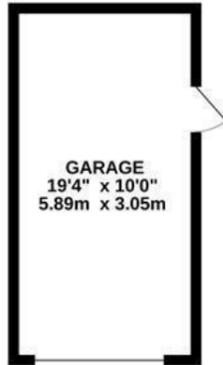




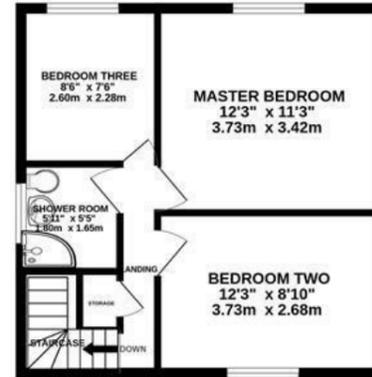


BEN ROSE

GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

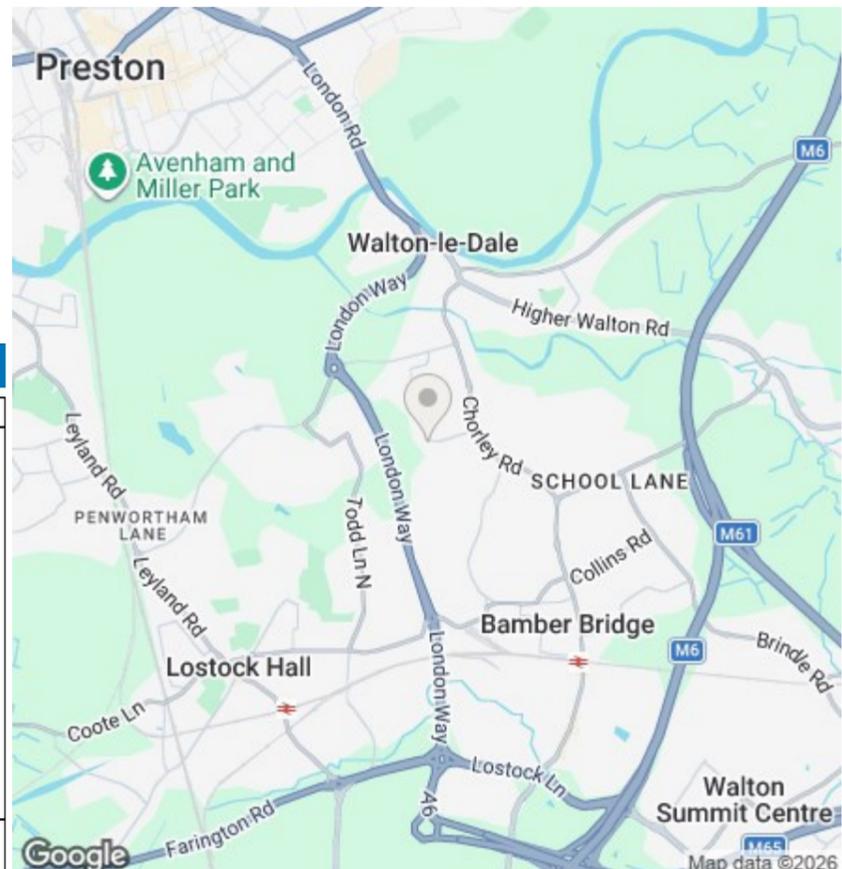


TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) approx.

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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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	

Current: **70** Potential: **82**

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	