



**Coniston Drive, Walton-Le-Dale, Preston**

**Offers Over £149,950**

Ben Rose Estate Agents are pleased to present to market this charming one-bedroom bungalow, situated in the sought-after area of Walton-Le-Dale. This delightful home is being offered with NO ONWARD CHAIN and is ideal for someone seeking a convenient ground-floor residence. The property benefits from its prime location, with easy access to the city of Preston, just a short drive away, and the nearby town of Bamber Bridge. Both locations offer a variety of local amenities, including supermarkets, restaurants, and schools. Excellent travel links are available via local bus routes and the M6, M61, and M65 motorways, ensuring convenient connectivity.

Upon entering the property, you are greeted by a welcoming entrance hall that leads into the spacious front lounge. This bright and airy room features a charming bay fronted window and a cozy feature fireplace, perfect for relaxing evenings. The well-appointed kitchen is equipped with integrated appliances such as an oven and offers ample space for additional freestanding appliances, providing a functional and practical space. Continuing through the hall, you will find the master bedroom, which includes fitted wardrobes, offering plenty of storage space. The accommodation is completed by a three-piece family bathroom featuring a corner bath. The property also benefits from gas central heating throughout courtesy of the combi boiler situated in the loft.

Externally, the property boasts a front driveway with space for three cars, ensuring ample off-road parking, along with an electric charging point. To the rear, a good-sized, secluded garden awaits, featuring a well-maintained lawn and patio areas, perfect for outdoor entertaining and relaxation. Additionally, there is space for a shed, providing extra storage options.

This lovely bungalow offers a blend of comfort and convenience, making it an excellent choice for a variety of buyers.





















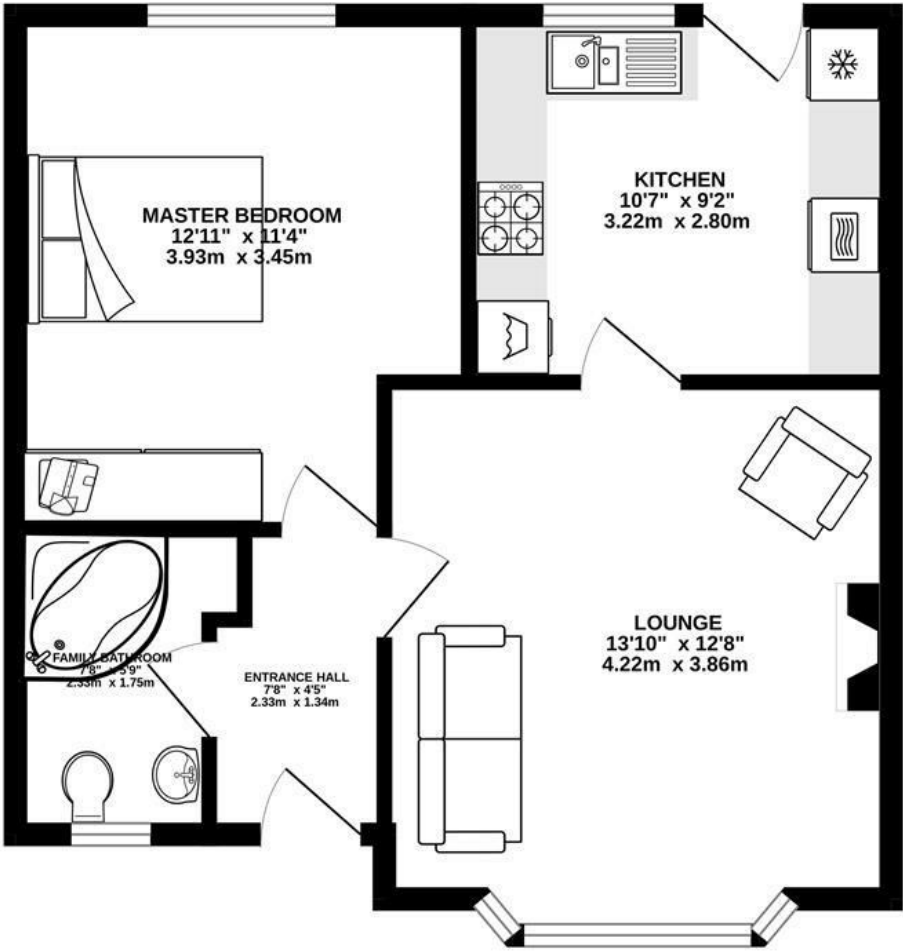






# BEN ROSE

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



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		89
(81-91) B	80	
(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	

