BEN ROSE



Higher Walton Road, Walton-Le-Dale, Preston

Offers Over £425,000

Ben Rose Estate Agents are pleased to present to the market this thoughtfully extended and beautifully presented four bedroom detached property, situated in the much sought-after area of Walton-le-Dale. Offering spacious and versatile accommodation throughout, this home would be ideal for families looking for a property that combines comfortable living with excellent entertaining space. The location is equally appealing, being just a short drive from Preston city centre and within easy reach of excellent local schools, shops and amenities. The property also benefits from fantastic transport links, with nearby bus routes and train stations, as well as convenient access to the M6 and M61 motorways.

Upon entering the property, you are welcomed into an outdoor porch, providing a practical space for storing coats, shoes and other outdoor belongings. This leads through to the spacious entrance hall, which retains characterful original stained doors and provides access to all ground-floor rooms, along with the staircase to the first floor. A convenient WC is also tucked beneath the stairs. To the front of the property, the cosy lounge offers a welcoming space to relax, featuring a charming log burner and a front-facing bay window that allows plenty of natural light to fill the room.

Moving through the home, you will find the impressive kitchen, breakfast and family room, which forms the heart of the property. This spacious area offers an abundance of wall and base units, log burning fire, a large AGA, an integrated dishwasher and a central island with seating for six, making it ideal for both everyday family life and entertaining. Integrated appliances include a fridge and freezer, while a large Belfast sink adds further character to the kitchen. There is also ample room for a large sofa in the adjoining family area, where bi-fold doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. Skylights further enhance the space, allowing plenty of natural light to flood in.

Leading off the kitchen, the separate utility room provides additional space for freestanding appliances, alongside useful built-in storage. Access to the garage can also be found here, with the space currently being used for storage. Completing the ground floor is an additional reception room comprising a third log burning fireplace, presently arranged as a media room, offering excellent versatility to suit a variety of needs, whether as a playroom, home office, gym or additional relaxation space.

Ascending to the first floor, the spacious landing provides access to four bedrooms, including three doubles. The master bedroom is particularly impressive, spanning the full length of the home and offering plenty of space, alongside a gorgeous three-piece en-suite shower room. Both the master bedroom and bedroom two enjoy pleasant views overlooking the recreation ground to the rear, adding to their appeal. Bedroom four is a comfortable single room that could also serve as a nursery, study or dressing room, depending on the needs of the household. The accommodation is completed by a generously sized three-piece family bathroom, fitted with a bath and an overhead shower.

Externally, the property continues to impress with a good-sized, south-facing rear garden, offering an ideal setting for enjoying the sunshine and spending time outdoors. The garden features a lawn, patio area, pergola and log store, providing a lovely balance of greenery and practical entertaining space. The boundaries are enclosed by a brick wall and tall hedges, creating a private and sheltered setting for families to enjoy. To the front, a driveway provides off-road parking for up to three vehicles.

Combining generous living spaces, characterful features and a versatile layout with a desirable location, this attractive home offers plenty of appeal for families seeking a property in Walton-le-Dale, with excellent amenities and transport links close at hand.


RSLF













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LAKE DISTRICT











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FORD













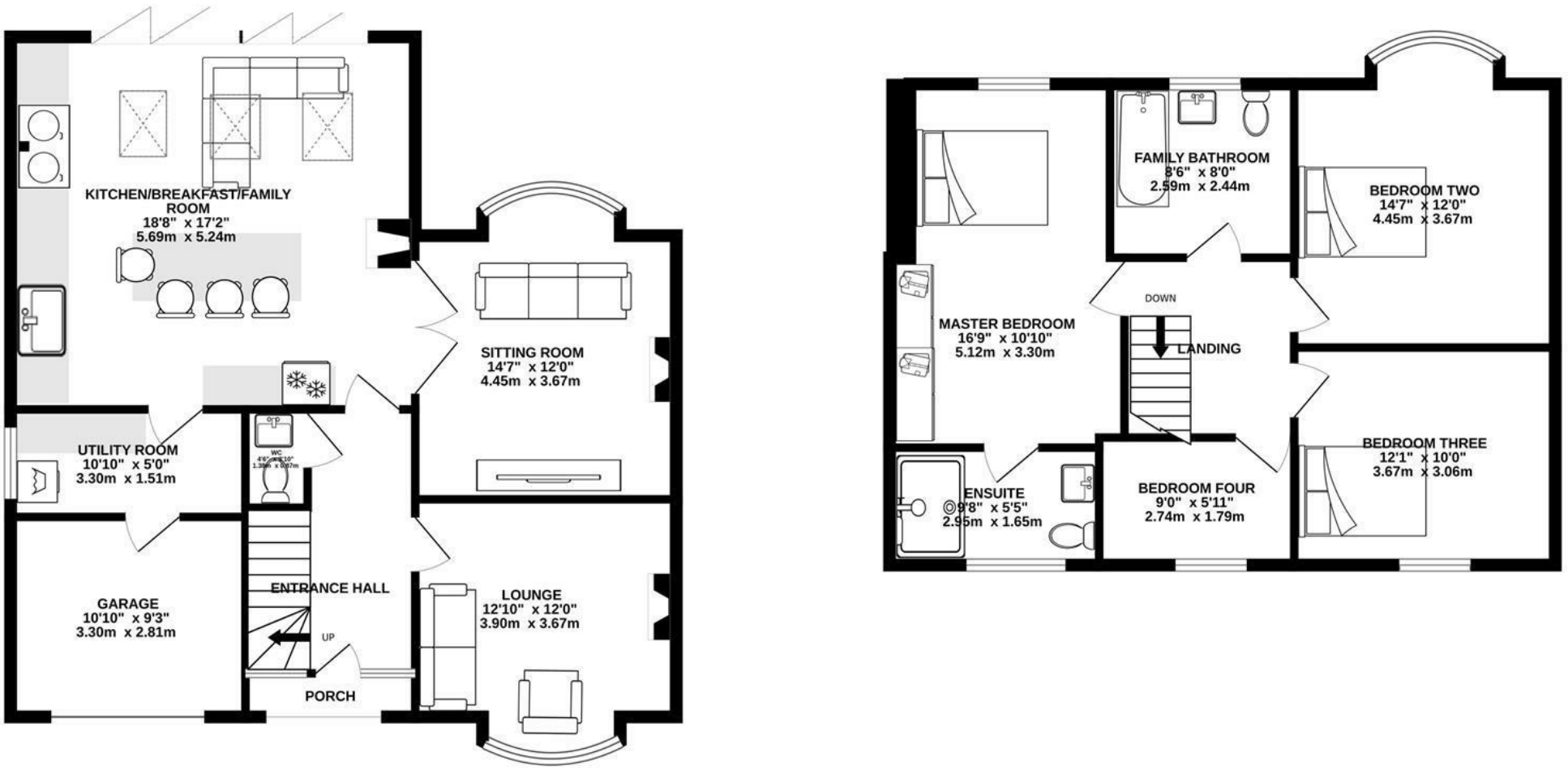


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GROUND FLOOR
865 sq.ft. (80.3 sq.m.) approx.

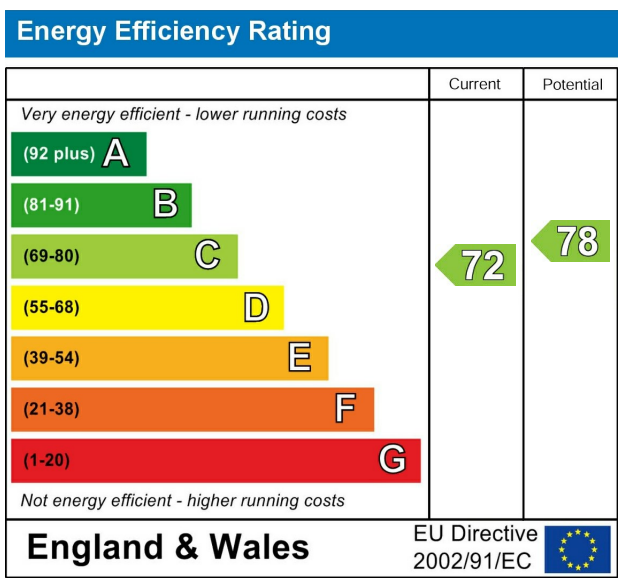
1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.

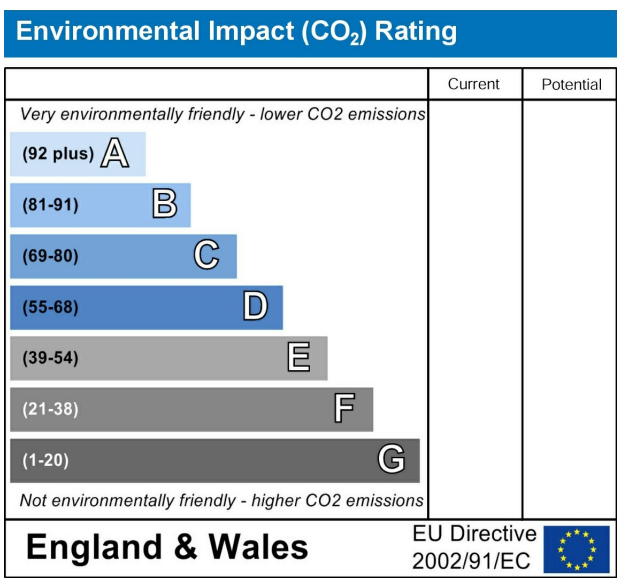


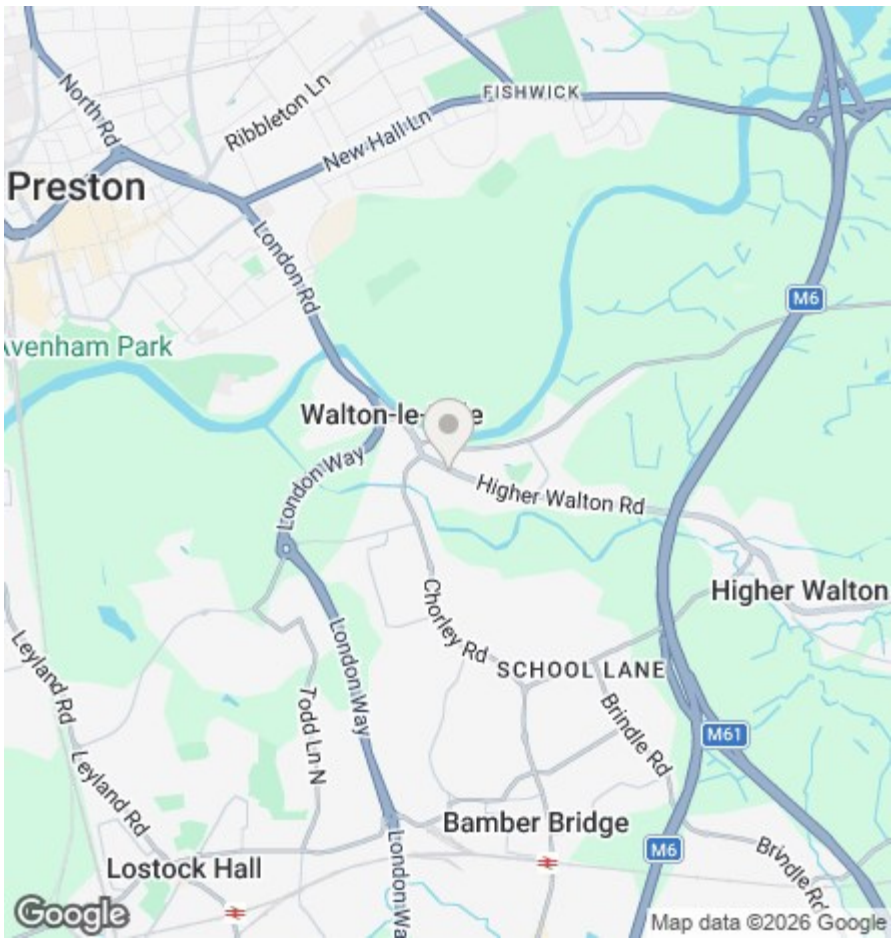
TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

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.







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