



## Halliwell Heights, Walton-Le-Dale, Preston

**Offers Over £289,950**

Ben Rose Estate Agents are pleased to present to market this immaculately presented four-bedroom property, perfectly positioned on an enviable corner plot in the ever-popular area of Walton-Le-Dale. This ideal family home offers a blend of modern living spaces and practical features, making it well-suited for growing families. The property is conveniently located within easy reach of Preston city centre and nearby towns such as Leyland and Bamber Bridge. Walton-Le-Dale also benefits from excellent travel links, with Bamber Bridge train station and frequent bus services close by, as well as easy access to the M6, M61, and M65 motorways for commuters. A wealth of local amenities are also on the doorstep, including supermarkets, schools, restaurants, and retail outlets at Capitol Centre Shopping Park, while Cuerden Valley Park offers a fantastic outdoor space for family walks and leisure activities.

Stepping into the home, you are welcomed by a bright and inviting reception hall that provides access to the staircase and convenient ground floor WC. To the front of the property is the spacious lounge, a warm and comfortable space enhanced by dual aspect windows that flood the room with natural light. Towards the rear, the heart of the home unfolds with the stunning open-plan kitchen and dining area. The kitchen boasts a range of integrated appliances and stylish cabinetry, while also offering ample room for a family dining table – perfect for both everyday living and entertaining. French doors extend this space outdoors, seamlessly connecting the interior to the garden.

Moving to the first floor, you will find four well-proportioned and versatile bedrooms, each designed to suit a family's changing needs, whether as bedrooms, home offices, or playrooms. The master bedroom enjoys the added benefit of a contemporary en-suite shower room, finished to a modern standard. Completing the upper floor is a three-piece family bathroom, featuring a sleek suite with an over-bath shower for added convenience.

Externally, the property is equally impressive. To the front, a private driveway provides off-road parking for up to two cars and leads to the single integrated garage, offering further storage or parking space. The home also enjoys the benefit of a neatly presented front garden, enhancing its kerb appeal. To the rear, a beautifully maintained garden awaits, offering a central lawn, multiple patio seating areas, and plenty of space for children to play or for outdoor dining and relaxation.

This immaculately kept home provides the perfect balance of comfort, practicality, and style, making it an excellent choice for families seeking a move-in ready property in a sought-after location.





































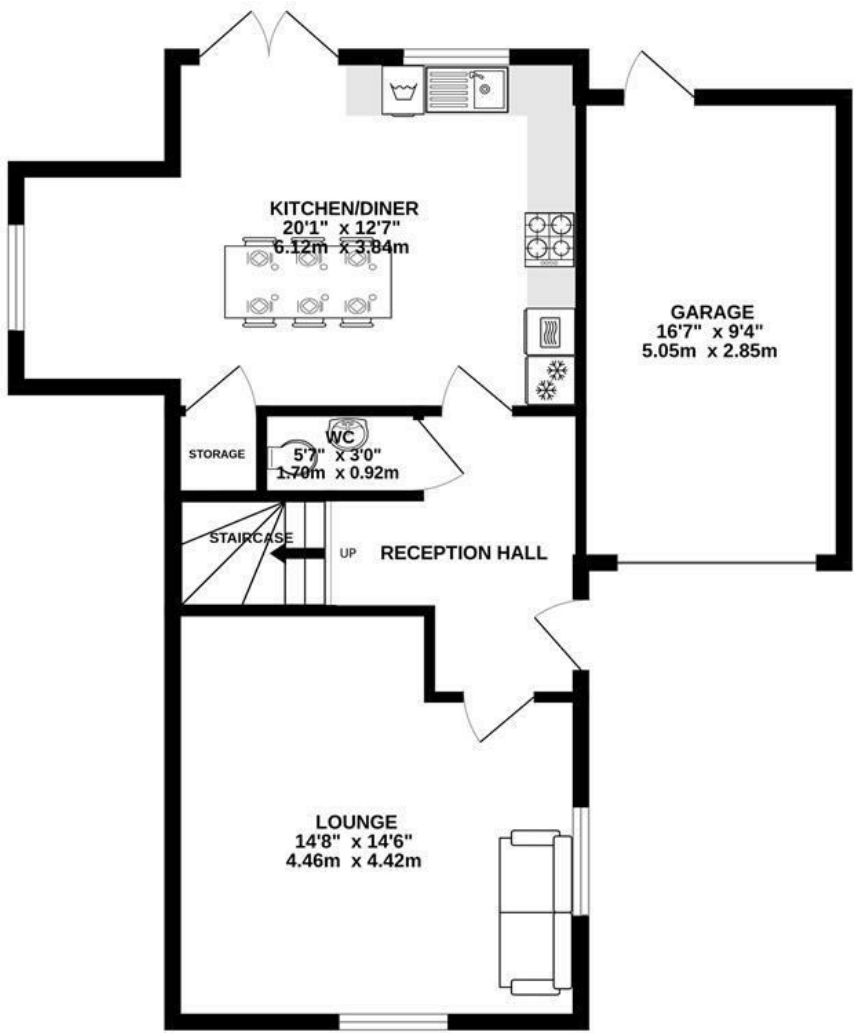




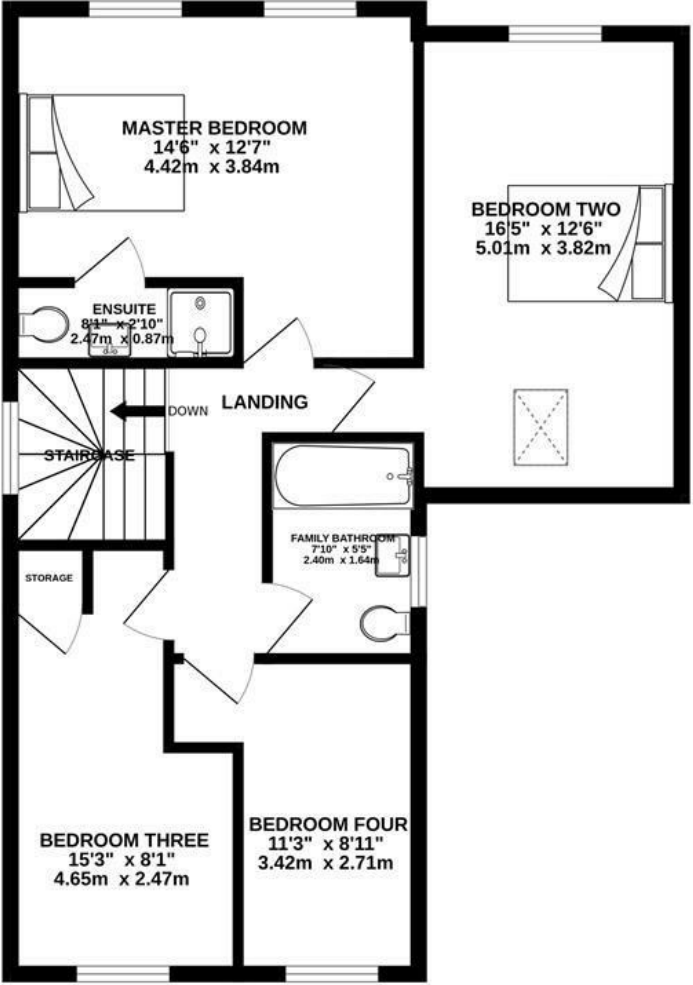


# BEN ROSE

GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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		
	80	84
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	

