



**Higher Walton Road, Walton-Le-Dale, Preston**

**Offers Over £155,000**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom terraced property, situated in the sought-after area of Walton-Le-Dale. Offered with no onward chain, this home is ideally located just a short drive from Preston city centre and is surrounded by excellent local schools, supermarkets, and amenities. The property also benefits from fantastic travel links, including a nearby train station and easy access to the M6 and M61 motorways.

Internally, the ground floor comprises two spacious reception rooms, connected by double doors, offering an ideal layout for a lounge and dining room. Both rooms feature central fireplaces and benefit from plenty of natural light. The enclosed nature of the front reception room makes it highly versatile, lending itself well to use as a home office, hobby room, playroom, or even a fourth bedroom. Completing the ground floor is a modern kitchen, which offers ample storage and is fitted with an integrated oven and hob. A single door from the kitchen provides access to the rear yard.

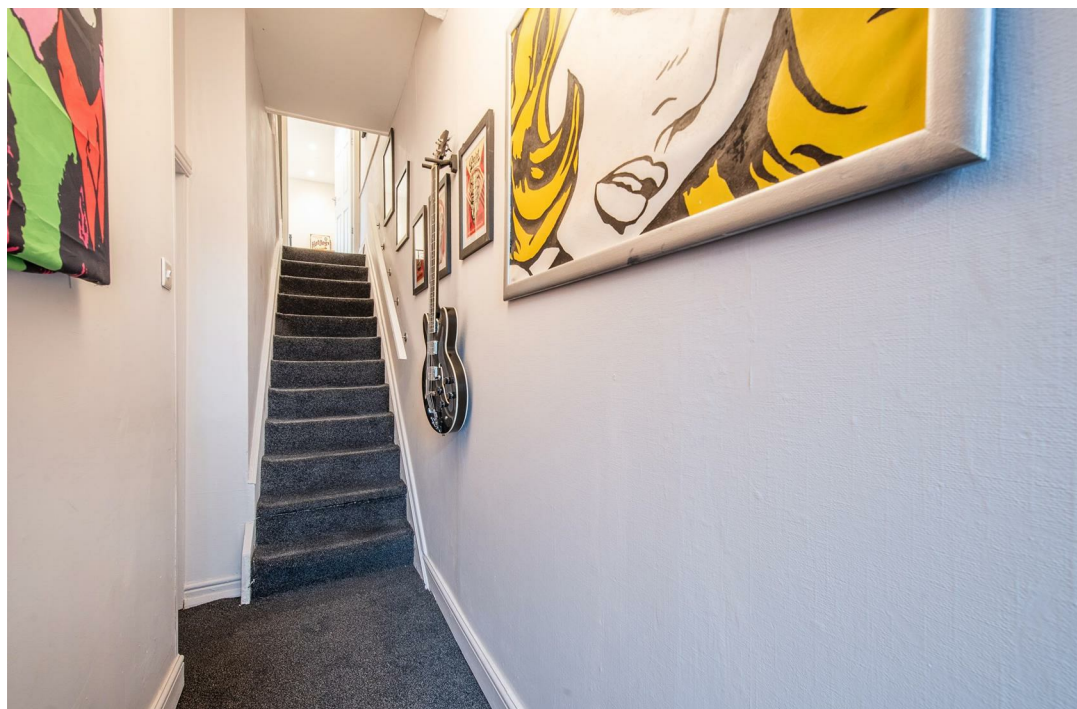
Upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom three benefiting from integrated storage. Additional storage is available from the landing, and a modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, there is ample on-street parking to the front. To the rear is a generously sized L-shaped yard with tiered decking, providing an ideal space for relaxing or entertaining, particularly in the afternoon sun.

Early viewing is highly recommended to avoid disappointment.







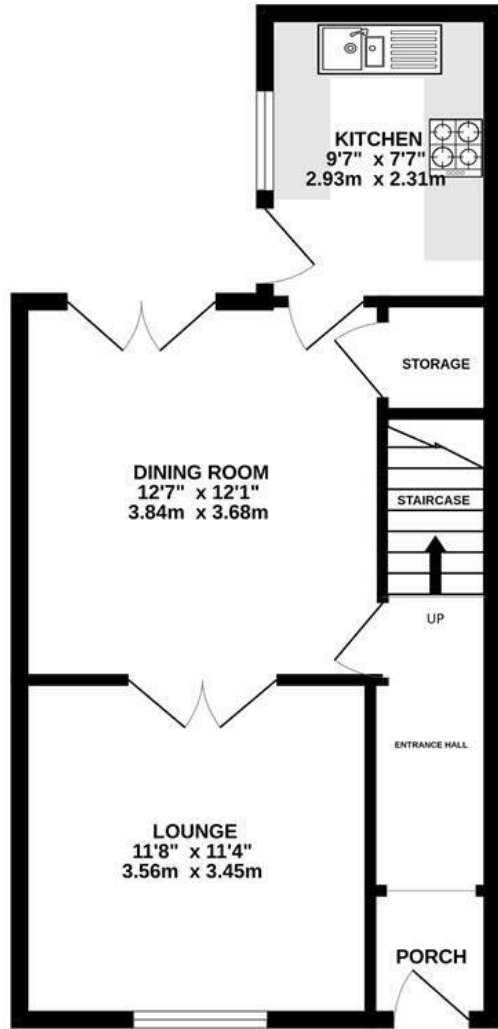




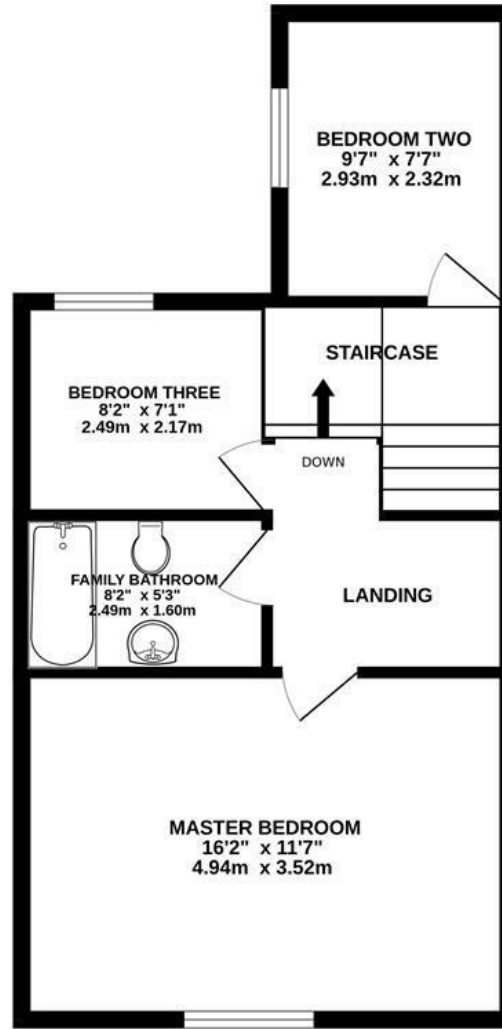


# BEN ROSE

GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.

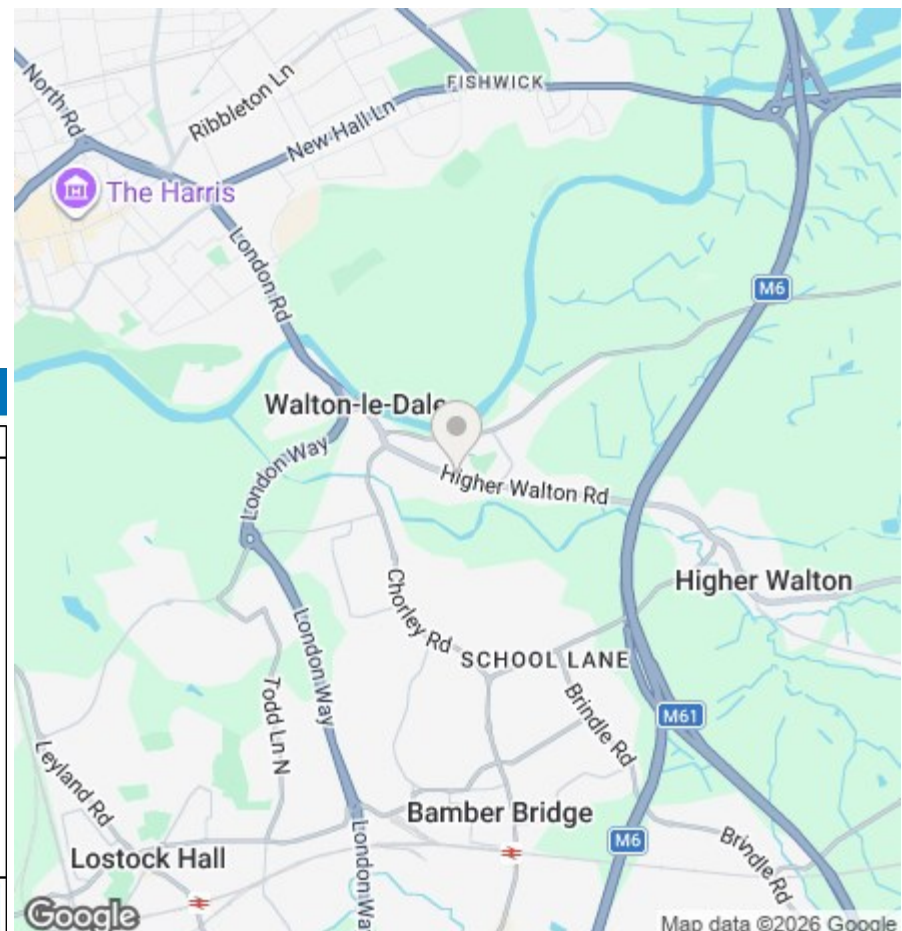


TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current rating: **65** (D)

Potential rating: **78** (C)

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	