BEN ROSE

Oakwood Avenue, Walton-Le-Dale, Preston **Offers Over £185,000**

Ben Rose Estate Agents are pleased to present to the market this three-bedroom semi-detached property, situated in a sought-after area of Walton-le-Dale. This would make an ideal family home or a great opportunity for a first-time buyer looking to get onto the property ladder. The property is ideally located just a short drive from Preston city centre and is surrounded by superb local schools, shops and amenities with excellent travel links available via nearby train stations and easy access to the M6 and M61 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hall, where a staircase leads to the upper level. Directly ahead, you will enter the spacious lounge, which features a central fireplace and two large windows overlooking the front aspect. From here, you will enter the kitchen/diner. The modern fitted kitchen offers ample storage and space for freestanding appliances, alongside room for a family dining table. Just off the kitchen is access to the spacious under-stairs storage, as well as a convenient utility room offering additional space for freestanding appliances and a single door leading out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the second bedroom benefiting from integrated storage. A three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front is a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized and well-maintained garden, featuring a lawn and flagged patio, providing a perfect space for relaxing or entertaining.

Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Corona

Love

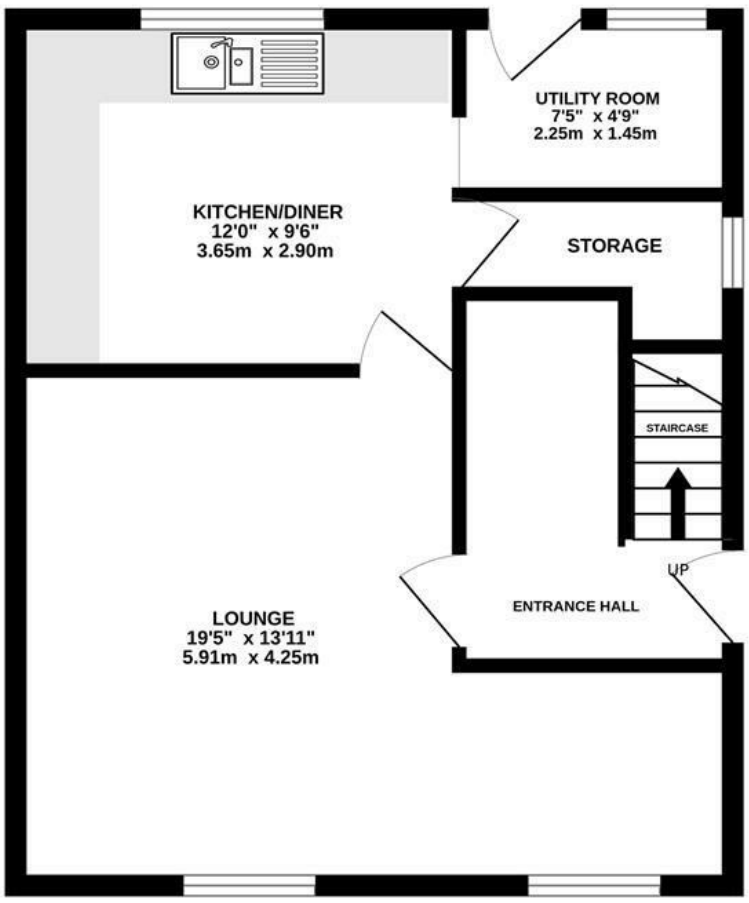
Love

LOVE

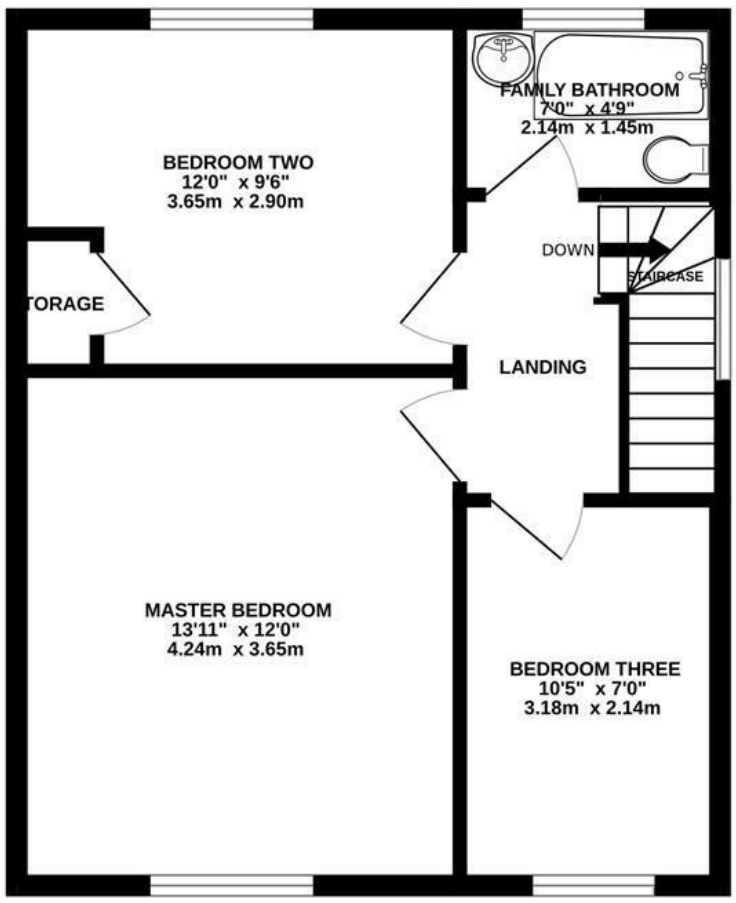
Shimano

BEN ROSE

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 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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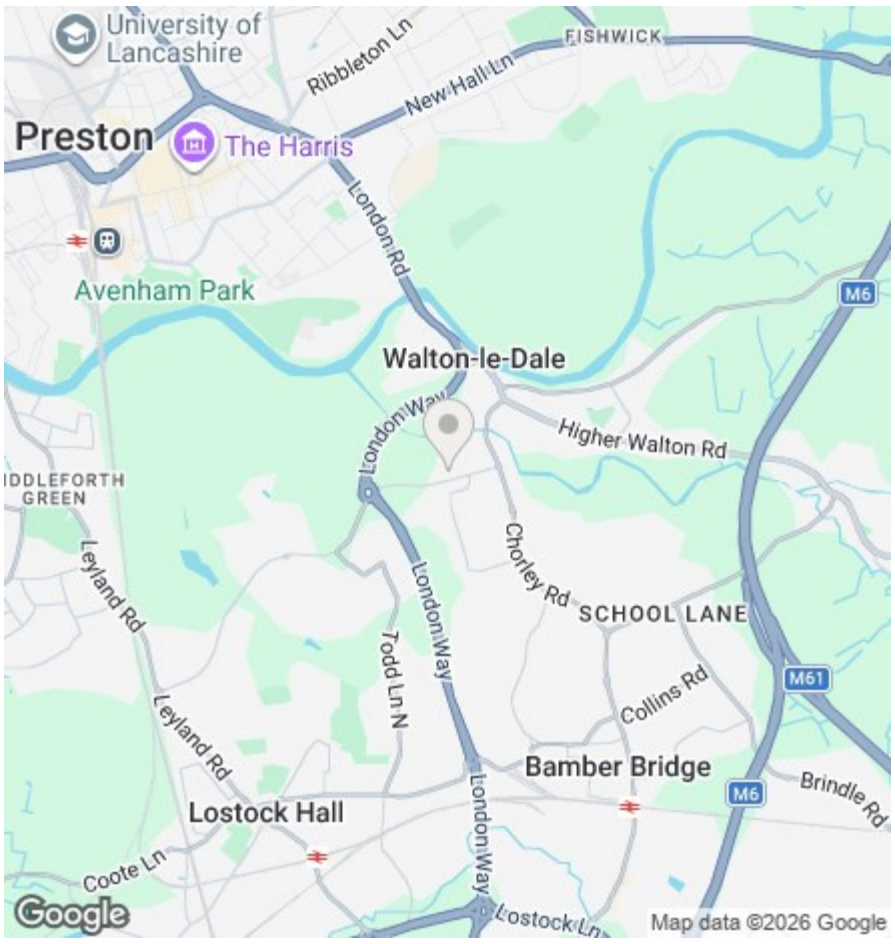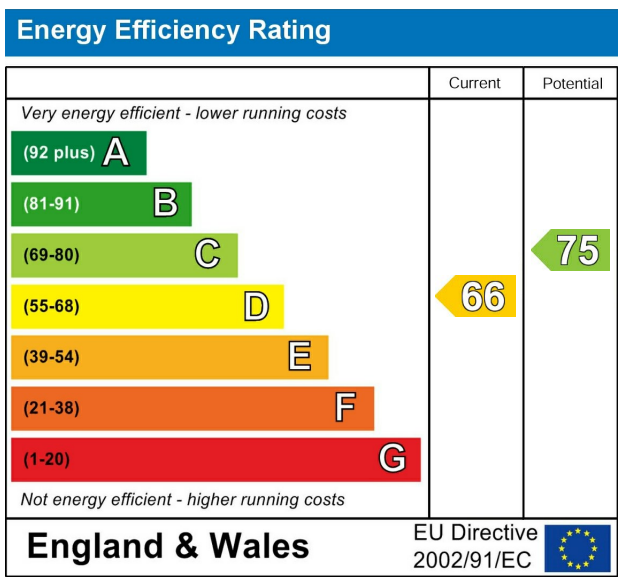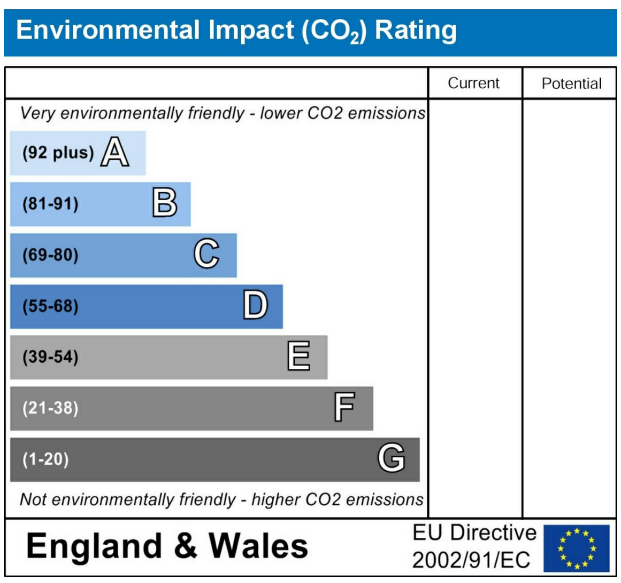
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.