



Abbotts Close, Walton-Le-Dale, Preston

Offers Over £114,950

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom first floor apartment in a convenient yet peaceful setting. Offering a bright and practical layout throughout, the property combines comfortable living with contemporary finishes, making it ready to move straight into. Situated in the popular area of Walton-le-Dale, the home enjoys easy access to a range of everyday amenities including supermarkets, cafés, local shops and leisure facilities, while nearby Preston offers a wider selection of retail and dining options. Commuters will appreciate the excellent transport links, with nearby bus routes, rail services from Preston railway station and convenient access to the M6 motorway, M61 motorway and M65 motorway, making travel across the North West straightforward.

Upon entering the apartment, you are welcomed by a central entrance hall which provides access to all rooms and creates a natural flow throughout the home. The heart of the property is the open-plan kitchen and lounge area, offering a sociable space with ample room for both relaxing and dining, ideal for modern day living and entertaining. The kitchen is thoughtfully arranged with good worktop space and storage, while the living area enjoys a bright and inviting atmosphere. There is also the two well-proportioned bedrooms, with the master bedroom benefitting from a private en-suite shower room, alongside a modern family bathroom finished in a clean, contemporary style.

This first floor apartment has been carefully designed to maximise both comfort and practicality. The second bedroom offers flexibility for children, guests or an office space. The overall feel is light and airy throughout, with a balanced arrangement that supports both everyday living and relaxed evenings at home.

Externally, the apartment is positioned on a quiet and well-maintained cul-de-sac, providing a pleasant and peaceful environment. The property benefits from two private parking spaces, with additional visitor parking available for guests, ensuring convenience for both residents and visitors alike. The surrounding communal areas are neatly kept, enhancing the overall appeal of the development. Offering modern living, an excellent location and practical features throughout, this apartment presents a fantastic opportunity as a comfortable home in a well-connected part of the Preston area.





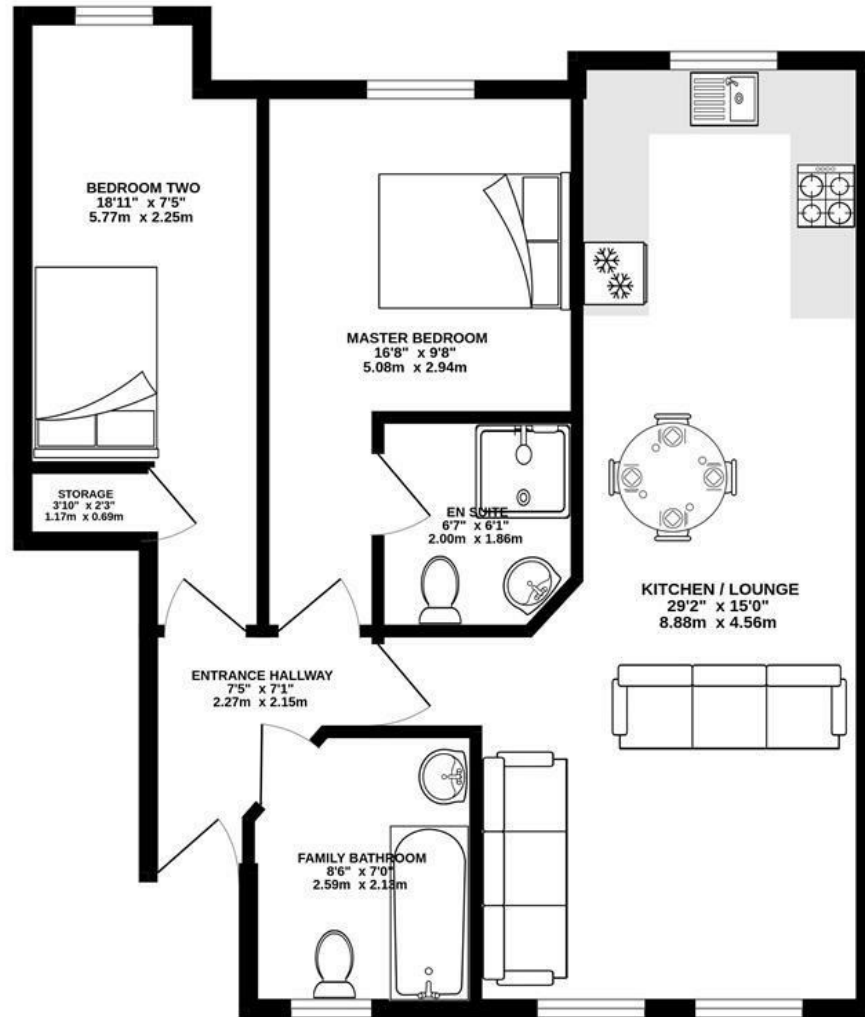








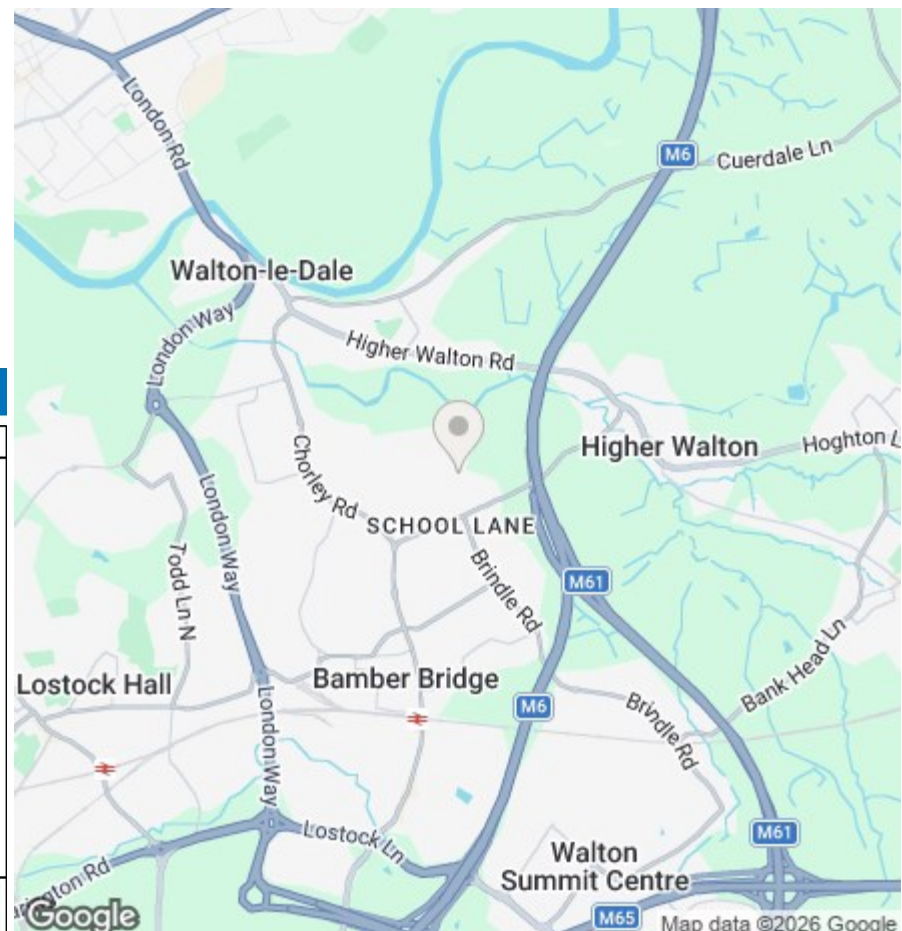
GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 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) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	