



## Coniston Drive, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this well-proportioned three bedroom, semi-detached home, ideally situated in the popular residential area of Walton-le-Dale, Preston. This family-friendly location is well regarded for its sense of community while remaining highly convenient for everyday living. A range of local amenities can be found close by, including supermarkets, schools, cafés and leisure facilities, with Preston city centre just a short drive away. Excellent transport links are also on hand, with regular bus routes nearby, easy access to the A6 and A59, and quick connections to the M6 and M65 motorways, making this an ideal choice for commuters and growing families alike.

Entering the property through the vestibule, you are welcomed into a spacious entrance hallway which provides access to the first floor stairs and sets the tone for the rest of the home. To the front sits a vibrant and comfortable living room, filled with natural light and flowing seamlessly through to the dining area, creating a sociable and flexible living space. From here, the property continues into the fitted kitchen, offering ample worktop and storage space, with access leading through to the conservatory, this additional space provides a pleasant outlook over the rear garden.

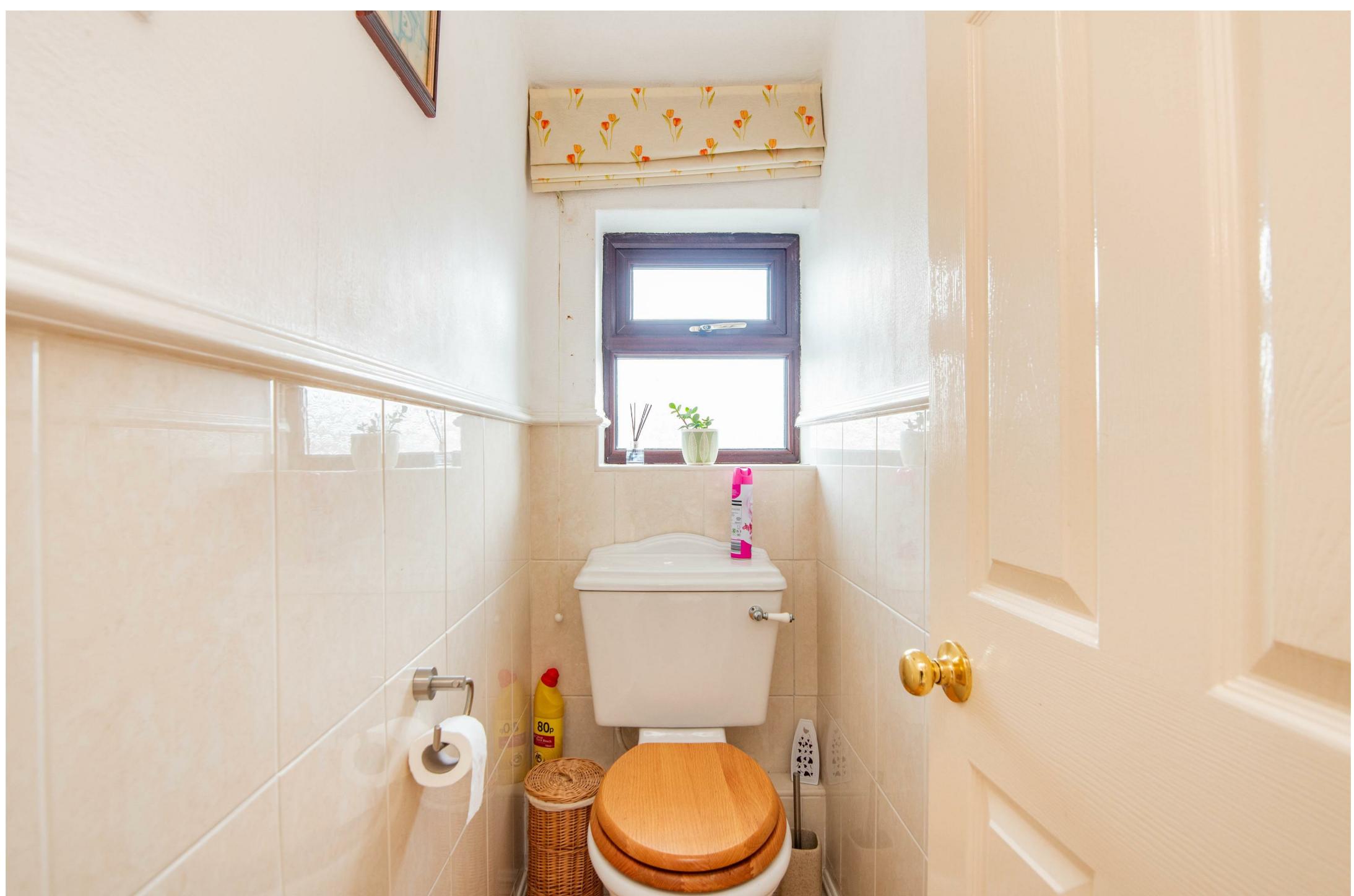
Heading upstairs, the landing leads to three well-sized bedrooms, all offering comfortable accommodation suitable for family living or home working. The layout is completed by a practical separate WC and a family bathroom, which benefits from both a bath and a separate shower, ensuring convenience for busy households.

Externally, the property continues to impress. To the front, a driveway and garage are positioned to the side of the home, providing off-road parking for multiple vehicles, alongside a well-maintained flower bed with mature bushes adding kerb appeal. To the rear, the garden offers a patio area ideal for outdoor seating, several established flower beds, and a charming sunhouse that becomes a fantastic additional space during the warmer months. Altogether, this is a well-cared-for home that offers comfortable living, outdoor enjoyment and a sought-after location, making it a fantastic opportunity for families looking to settle in Walton-le-Dale.









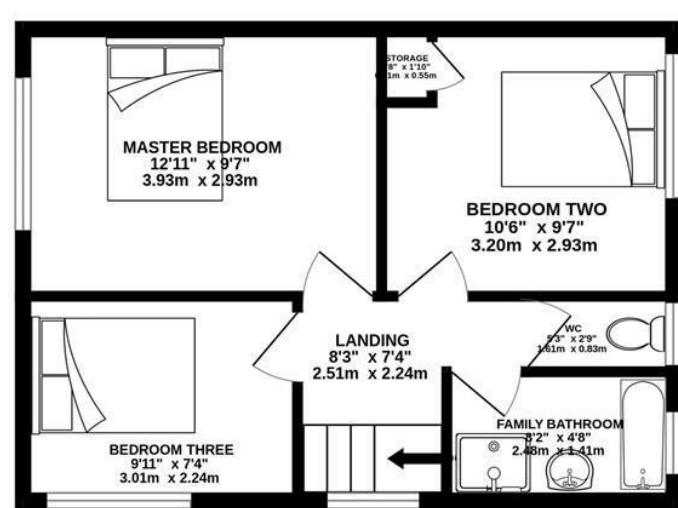
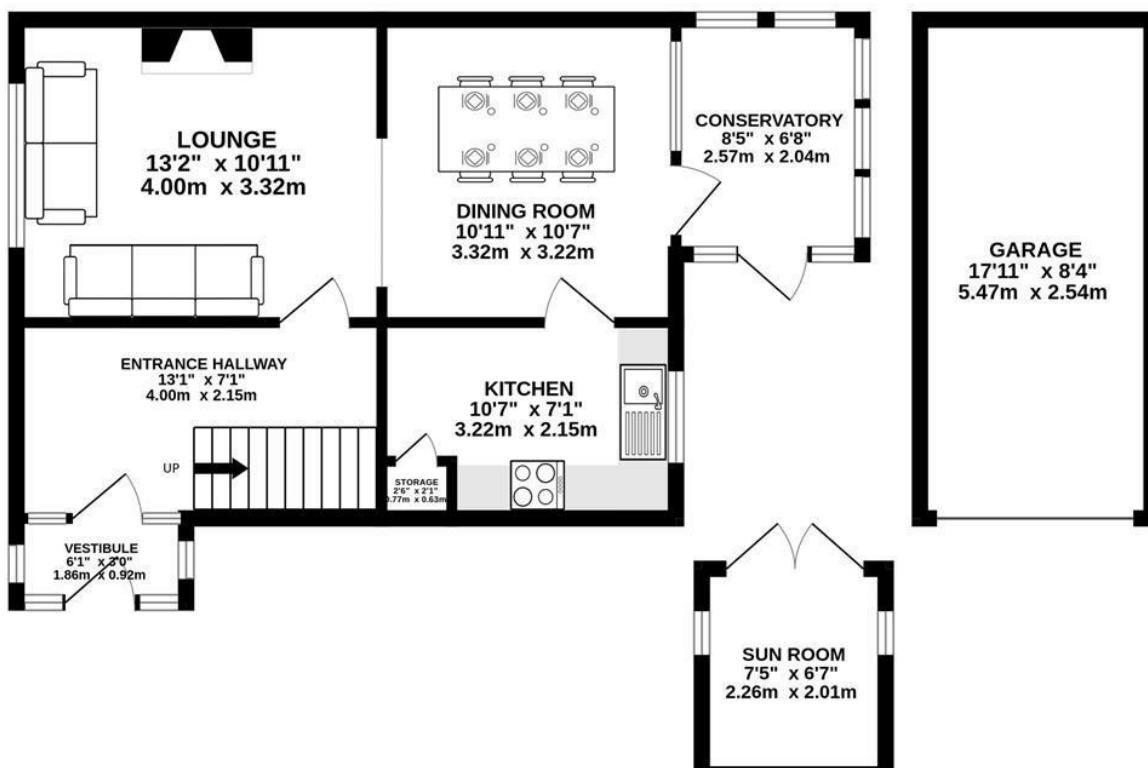




# BEN ROSE

GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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 (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 |         |           |

