



Victoria Road, Walton-Le-Dale, Preston

Offers Over £149,950

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom end-terrace cottage with views over the River Ribble to the rear, located in the highly sought-after area of Walton le dale. Offering an ideal opportunity for first-time buyers or couples, this home blends character and charm with everyday practicality. Perfectly positioned close to Preston city centre, residents benefit from excellent access to a wide range of amenities, including shops, retail parks, restaurants, pubs. Panoramic river views to the rear, overlooking the prime fishing waters of the renowned 'Church Deeps'. The home is also within close proximity to St. Leonard's Church and Primary School, adding to its appeal for families. The property also boasts superb transport links, with Preston Railway Station offering direct services to Manchester, Liverpool and Lancaster, while excellent bus routes connect to Chorley, Blackburn and Bolton. The nearby M6, M61 and M65 motorways provide further connections to the wider North West, making this a convenient and desirable location.

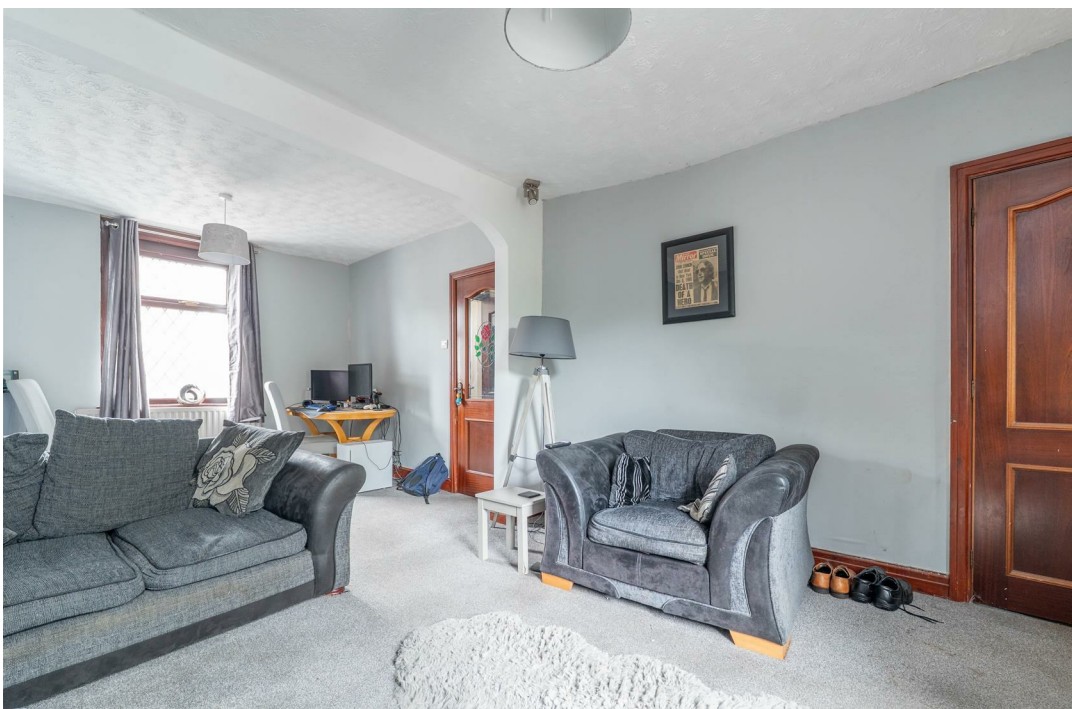
On entering the home, you are welcomed into the hallway which flows into a spacious open-plan lounge and dining room. This inviting space is perfect for both relaxing and entertaining, with room for a feature fireplace and ample space for family dining. The area benefits from generous natural light, enhancing its warm and welcoming feel. To the rear, the fitted kitchen offers a practical layout, complete with modern units and access to the rear garden – an excellent addition for those who enjoy cooking and dining at home.

Moving upstairs, the first floor comprises two well-proportioned bedrooms. The large master bedroom provides a comfortable and restful retreat, offering plenty of space for furnishings and storage. The second bedroom, also capable of housing a double bed, is ideal for guests, children or use as a home office. Completing the upper floor is the three-piece family bathroom.

Externally, the property enjoys rear parking for up to two cars – a valuable asset for a home in this location. The private garden features a paved patio, lawned area, offering a tranquil outdoor space for entertaining or relaxing. Flat roof extensions (kitchen / bathroom) have both had recent new roof. Additionally, access to a cellar provides excellent storage solutions.

This charming cottage presents an outstanding opportunity to acquire a well-positioned home in a vibrant and convenient setting. Early viewing is highly recommended.







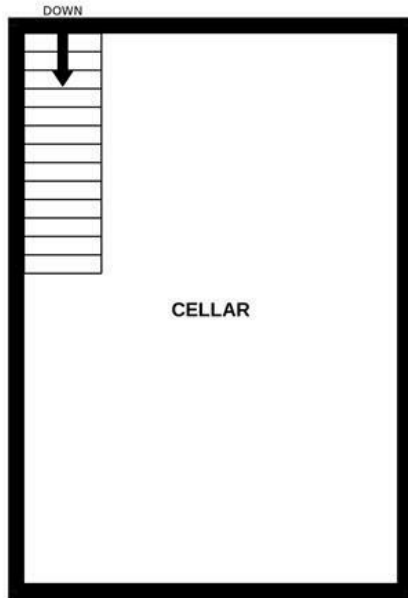




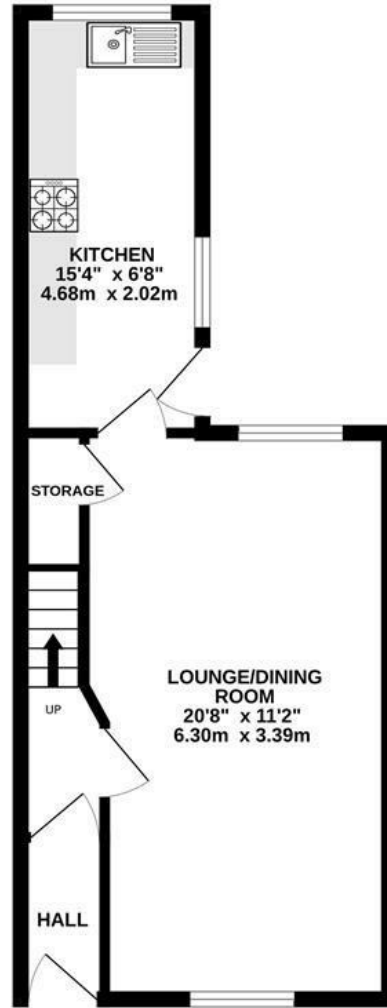


BEN ROSE

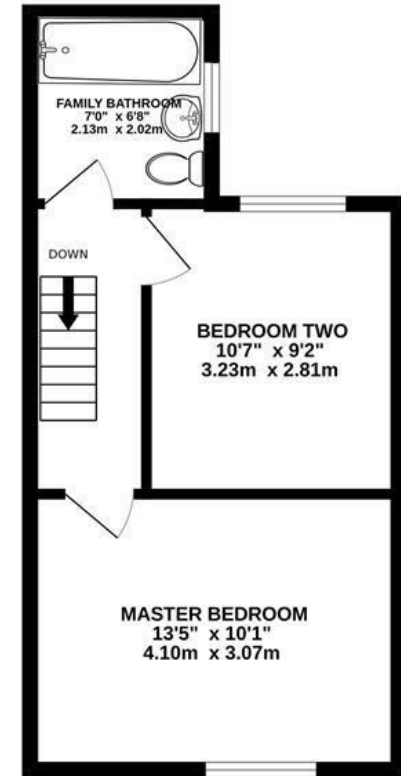
CELLAR
294 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(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	

