



BEN ROSE

Renshaw Drive, Walton-Le-Dale, Preston

Offers Over £189,950

Ben Rose Estate Agents are delighted to bring to market this charming two-bedroom semi-detached property, located in the desirable area of Walton-Le-Dale. Offered with no onward chain, this home presents an excellent opportunity for first-time buyers or families looking to put their own stamp on a property. While in need of some modernisation, it offers generous living space and is ideally positioned just a short drive from Preston city centre. Residents will benefit from an array of excellent local schools, shops, and amenities, along with superb transport connections, including nearby bus routes, train stations, and convenient access to both the M6 and M61 motorways. Early viewing is strongly advised to avoid disappointment.

The home is entered via a side door that opens into a central hallway, providing access to most of the rooms. At the front of the property are two bedrooms, one of which is particularly spacious and can easily accommodate a double bed along with additional furnishings. The family bathroom is located off the hallway and features a bath and a built-in storage cupboard, offering practicality and potential for updating.

Moving towards the rear of the home, you'll find the generously proportioned lounge/diner, a bright and welcoming space that can comfortably host a large sofa suite and dining table. A sliding door opens onto the rear garden, flooding the room with natural light and enhancing the indoor-outdoor connection. From here, there's also access to the kitchen, which is well-sized and includes ample wall and base units, along with space for freestanding appliances. A second door from the kitchen leads back out to the side of the home for added convenience.

Externally, the property boasts a large wrap-around garden that extends down the side of the house, combining lawned and paved areas interspersed with mature shrubs and trees to create a pleasant and private outdoor setting. At the front, a spacious driveway offers off-road parking for multiple vehicles and leads to a single detached garage, ideal for storage or additional parking.



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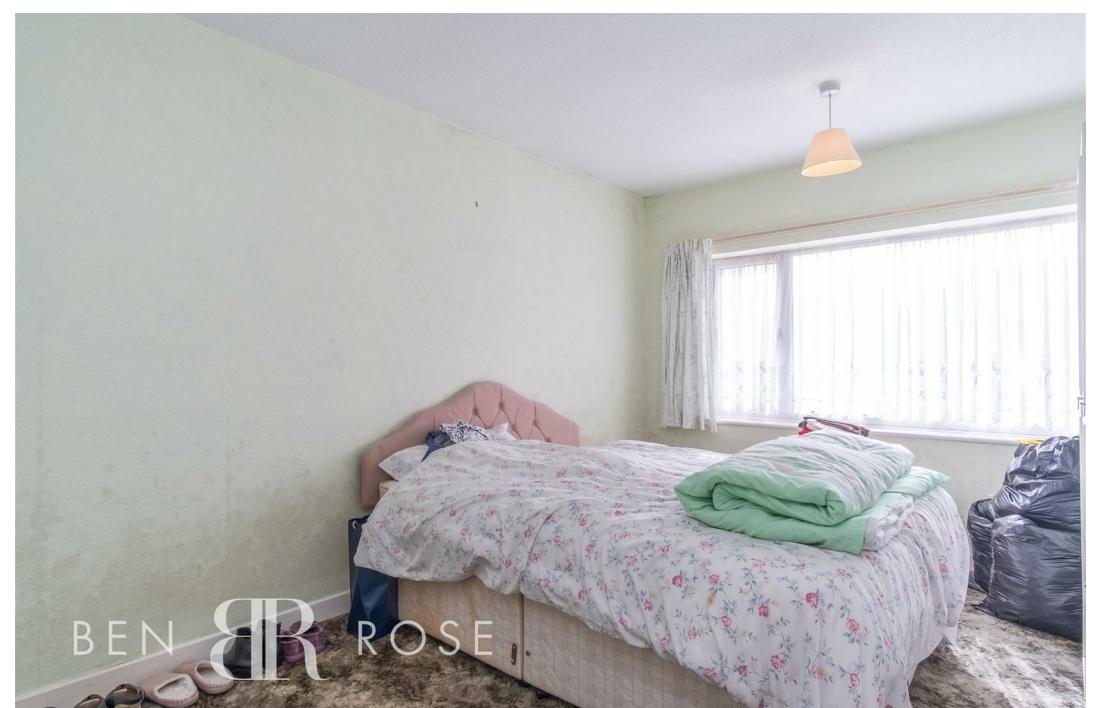
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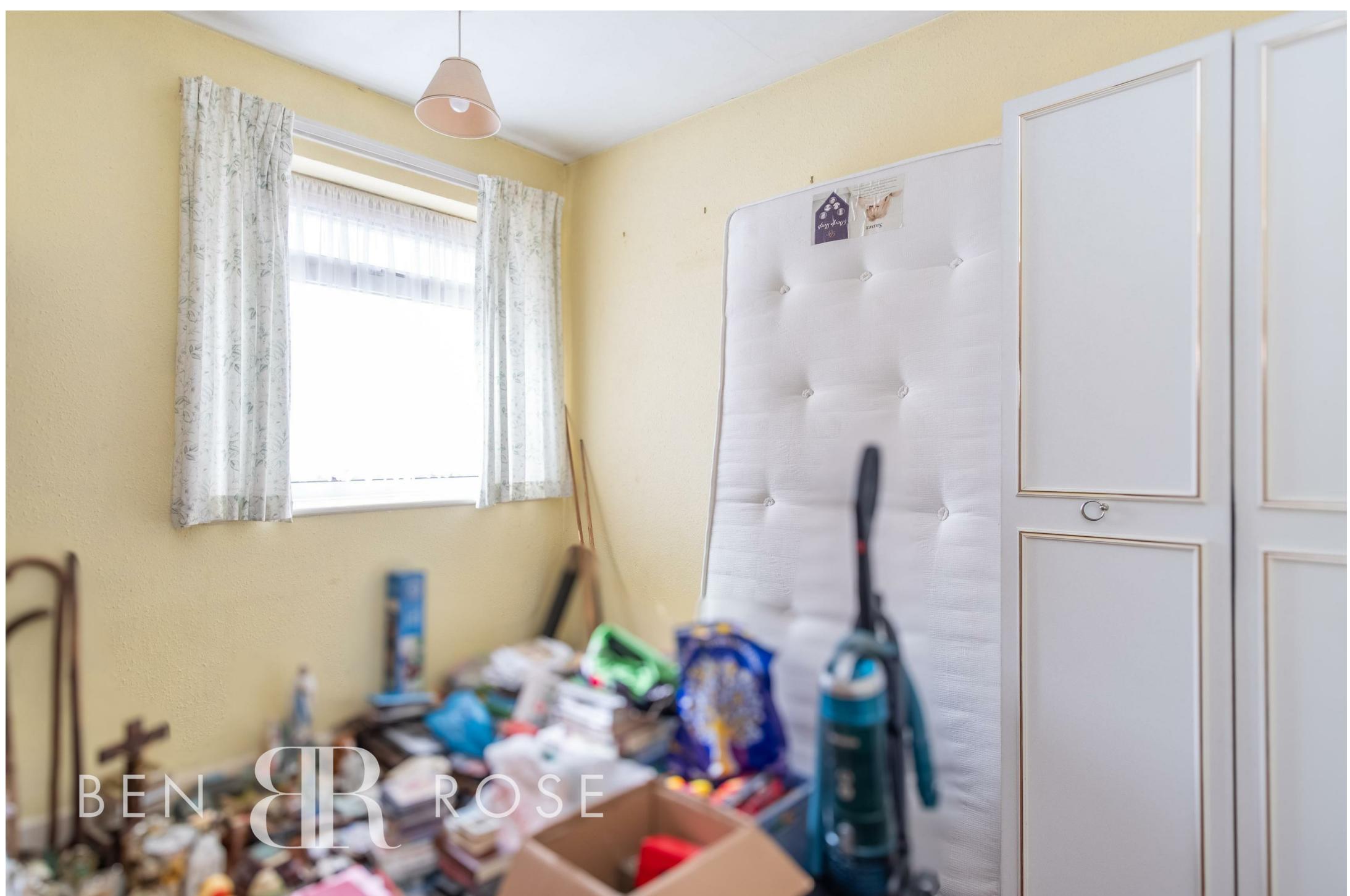


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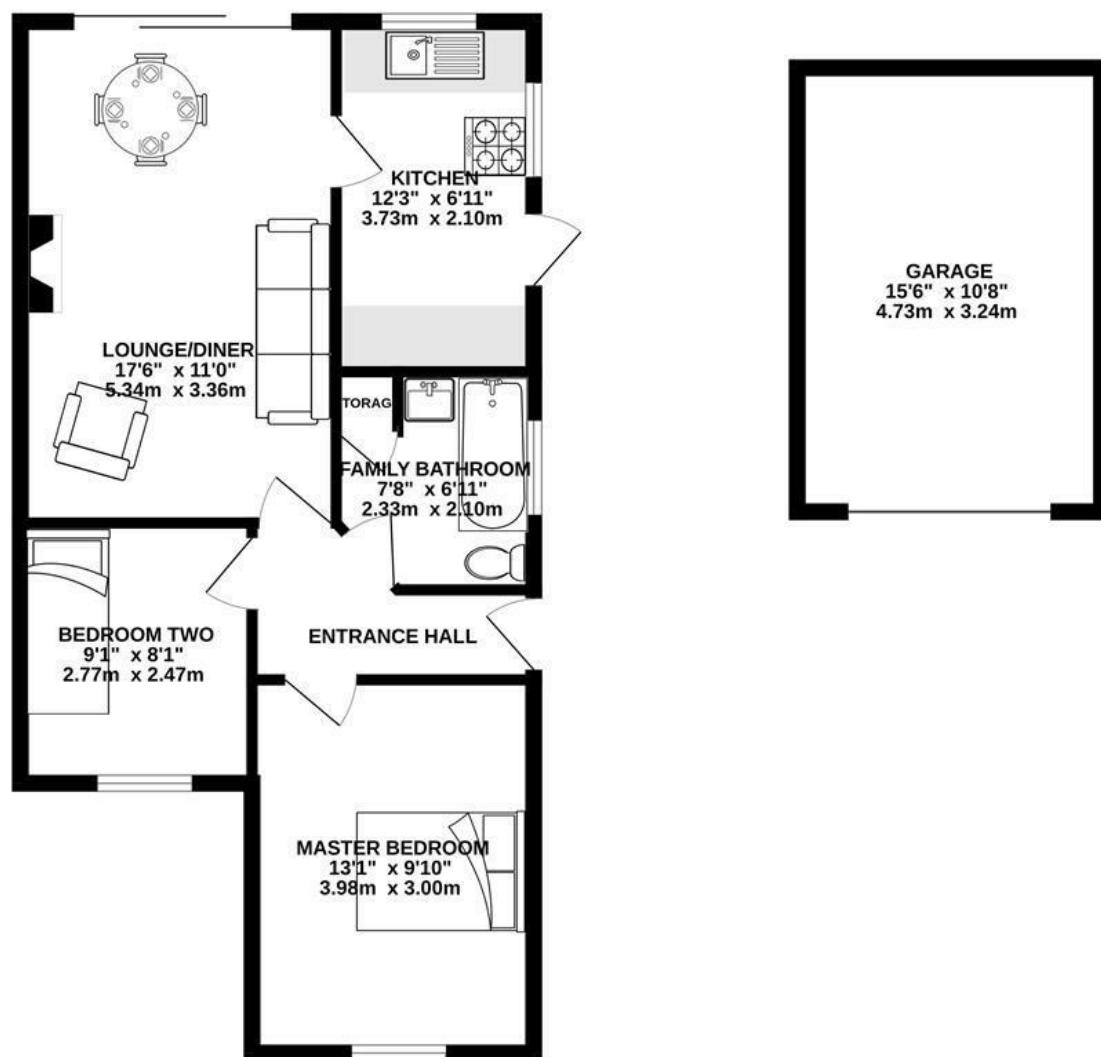
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GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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 ₂) 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		

