



Devon Close, Walton-Le-Dale, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this well presented two bedroom semi-detached home, ideally situated on a quiet cul-de-sac in the sought-after area of Walton-Le-Dale. This charming property offers an excellent opportunity for first time buyers looking to step onto the property ladder, combining comfortable living with a practical layout throughout. The home is conveniently positioned close to a range of local amenities including supermarkets, schools and leisure facilities, while also benefiting from excellent travel links. Nearby bus routes provide easy access into Preston city centre, and there are convenient connections to the M6 and M65 motorways, making commuting to surrounding towns and cities such as Blackburn and Chorley straightforward.

Upon entering the property, you are welcomed into a vestibule with the staircase positioned directly ahead, leading through into the spacious front lounge. The lounge offers a cosy yet bright living space, complete with a feature fireplace that creates a warm focal point, perfect for relaxing evenings. Moving towards the rear, you will find the modern kitchen/diner which has been thoughtfully designed to maximise both functionality and style. The kitchen benefits from integrated appliances including an induction hob, oven, and fridge/freezer, along with ample worktop and storage space. There is also room for a dining table, making it an ideal space for both everyday meals and entertaining, with direct access out to the rear garden.

To the first floor, the property hosts two well-proportioned bedrooms. The master bedroom is a generous double, featuring plenty of built-in storage and wardrobe space, creating a practical and comfortable retreat. The second bedroom is a versatile room, ideal as a guest bedroom, home office, or nursery depending on your needs. Completing this floor is the three-piece family bathroom, fitted with a bath and overhead shower, wash basin, and WC.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to two vehicles. To the rear, there is a good-sized garden that has been designed for low maintenance, being predominantly gravelled while also featuring a decked seating area, perfect for outdoor dining or enjoying the warmer months.

This delightful home offers a fantastic balance of comfort, convenience, and location, making it an ideal choice for those looking to take their first step onto the property ladder.







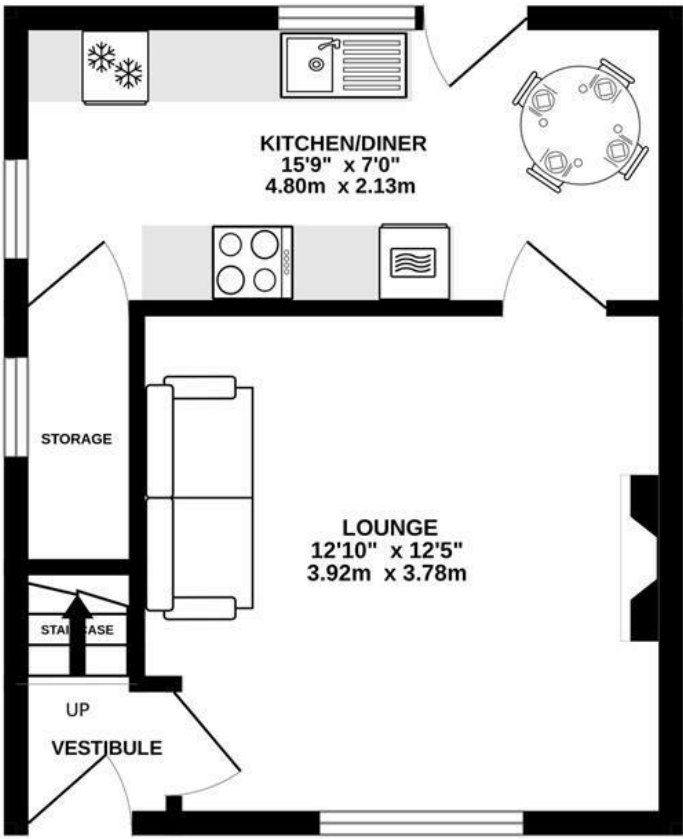




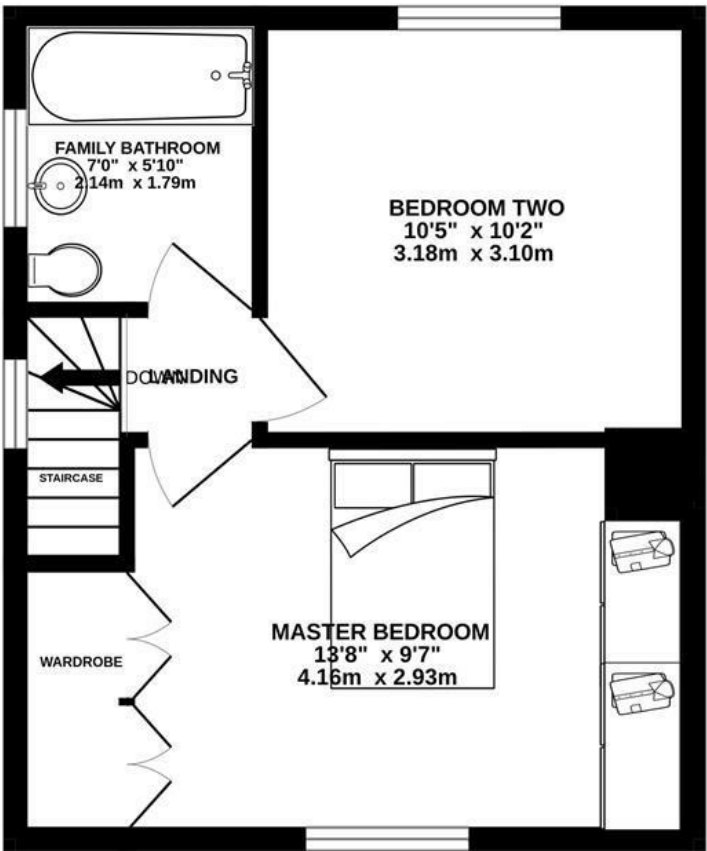


BEN ROSE

GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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	

