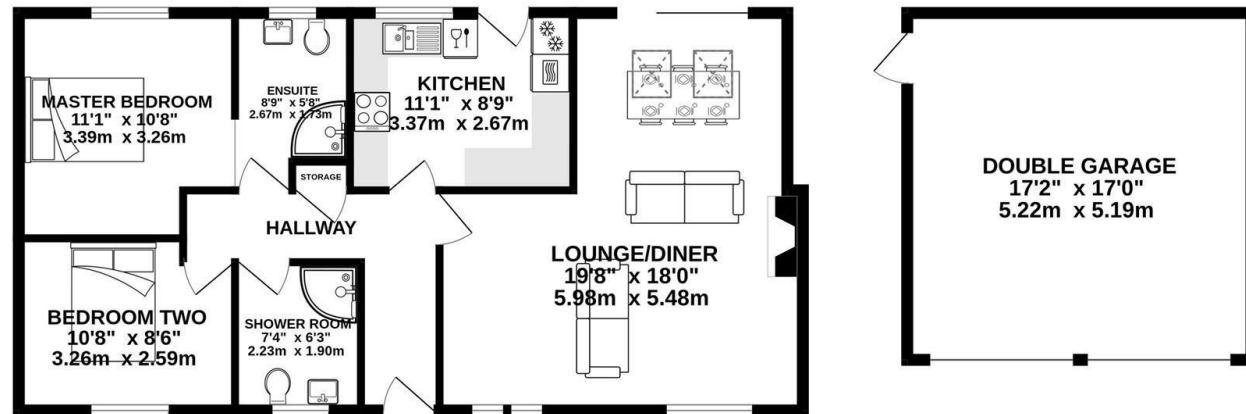


## GROUND FLOOR 1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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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## The Oaks, Walton-Le-Dale, Preston

**Offers Over £325,000**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated, two-bedroom detached bungalow, situated on a generous corner plot in a quiet cul-de-sac in Walton-Le-Dale. This stunning home has been thoughtfully modernised throughout, offering a perfect blend of contemporary styling and comfortable living. Nestled in a sought-after residential area, it provides excellent access to nearby amenities, including local shops, supermarkets, and highly regarded schools. For those who commute, the property is ideally positioned with convenient access to the M6, M61, and M65 motorways, as well as excellent bus links into Preston and surrounding towns. Bamber Bridge and Preston train stations are also within easy reach, offering direct routes to major cities.

Stepping inside, you are welcomed into a bright and spacious hallway that provides access to all rooms. The beautifully presented lounge/diner is the heart of the home, featuring an impressive vaulted ceiling that enhances the sense of space. A charming fireplace serves as the centrepiece, creating a cosy yet stylish focal point. The dining area is perfect for entertaining, with sliding doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. The newly fitted kitchen boasts high-quality integrated appliances and stylish cabinetry, with a stable-style door adding a touch of character while providing convenient garden access. The home benefits from two generously sized double bedrooms, with the master enjoying a modern three-piece en-suite shower room. Completing the interior is a contemporary shower room, finished to a high standard.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

