



Barn Flatt Close, Higher Walton, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, nestled within a quiet cul-de-sac in the ever-popular village of Higher Walton. Finished in a contemporary style throughout, this inviting home offers spacious and well-appointed accommodation, making it an ideal choice for growing families seeking a property that is ready to move straight into. Higher Walton is a highly desirable location, offering a blend of village charm and everyday convenience, with a range of local shops, supermarkets, cafés and well-regarded schools all within easy reach. Excellent transport links are close by, including regular bus routes, nearby train stations in Bamber Bridge and Preston, and convenient access to the M6, M61 and M65 motorways, making commuting to Preston, Blackburn, Manchester and beyond straightforward. The nearby countryside, River Ribble walks and Walton Park also provide excellent opportunities for leisure and outdoor recreation.

Stepping into the property, you are welcomed by a bright and airy reception hall with the staircase positioned ahead, creating an inviting first impression. The spacious front lounge is tastefully decorated and features an attractive wooden panelled feature wall alongside a contemporary gas fire set upon a polished stone hearth, while a large front-facing window allows plenty of natural light to flood the room. A door provides access to the convenient downstairs WC before the space opens seamlessly into the dining room and kitchen beyond. The dining room benefits from stylish parquet style flooring and enjoys direct access to the rear garden via sliding patio doors, making it an excellent space for family meals and entertaining. A generous opening leads into the modern fitted kitchen, which benefits from a range of integrated appliances and a pleasant outlook over the rear garden.

To the first floor, the landing includes a useful built-in storage cupboard, providing practical everyday storage. The master bedroom overlooks the front of the property and benefits from its own private two-piece en-suite shower room with wash hand basin. Bedrooms two and three both enjoy views over the rear garden, making them ideal as children's bedrooms, guest rooms, a home office or home gym if required. Completing the first floor is the contemporary three-piece family bathroom.

Externally, the property is approached via a brick-paved driveway, leading to private off-road parking down the side of the home. To the rear, the secluded garden provides a wonderful outdoor space for families to enjoy, featuring a well-maintained lawn, a flagged patio spanning the rear of the property, mature planted borders and a useful garden shed. Gated access leads directly to the side parking area, adding further convenience. Combining stylish modern interiors, generous living accommodation and a sought-after village location, this is a superb family home that is sure to attract strong interest.







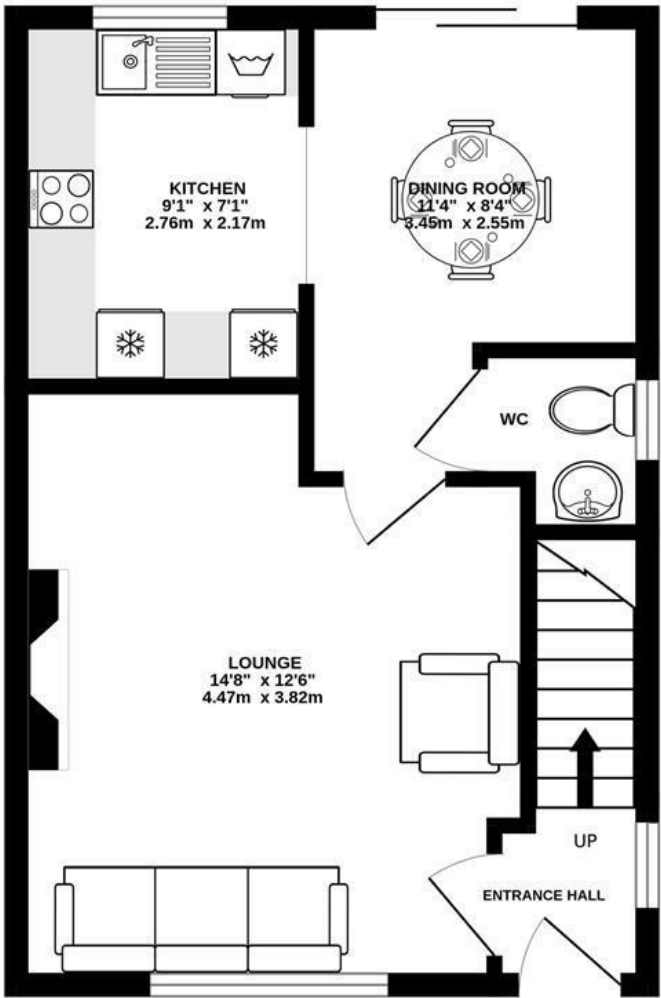




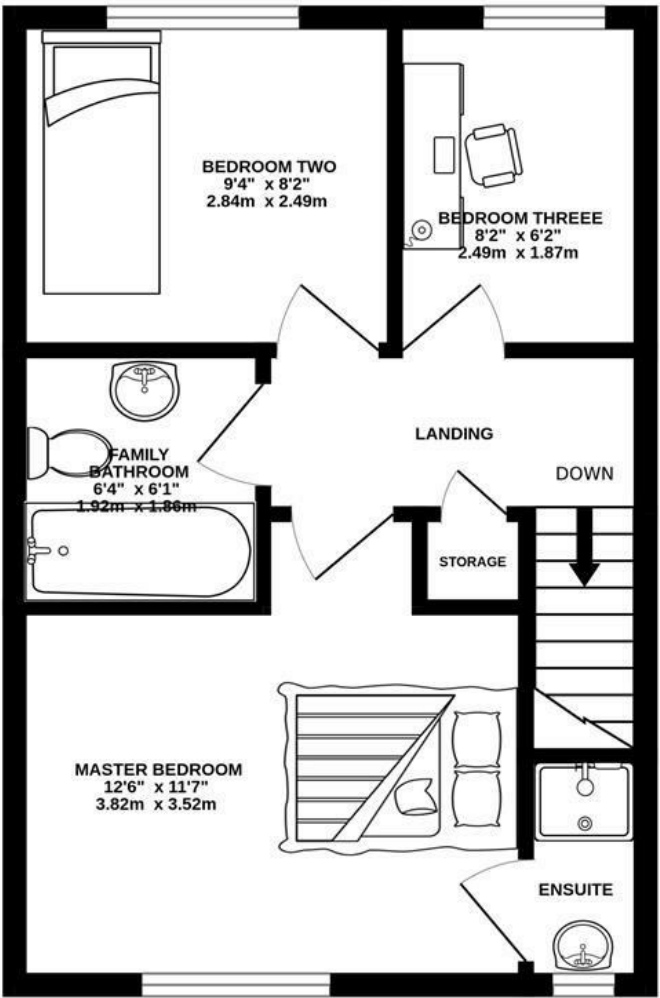


BEN ROSE

GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
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 	

