



**Coniston Drive, Walton-Le-Dale, Preston**

**Offers Over £259,950**

Ben Rose Estate Agents are delighted to present this extended three-bedroom detached home, perfectly positioned within a quiet and pleasant residential area just outside Bamber Bridge. Offering spacious and versatile living throughout, the property is ideally suited to families, combining generous accommodation with excellent transport connections. A range of local shops and amenities are close by, while the 125 bus route and the A6 ensure easy access to Preston City Centre.

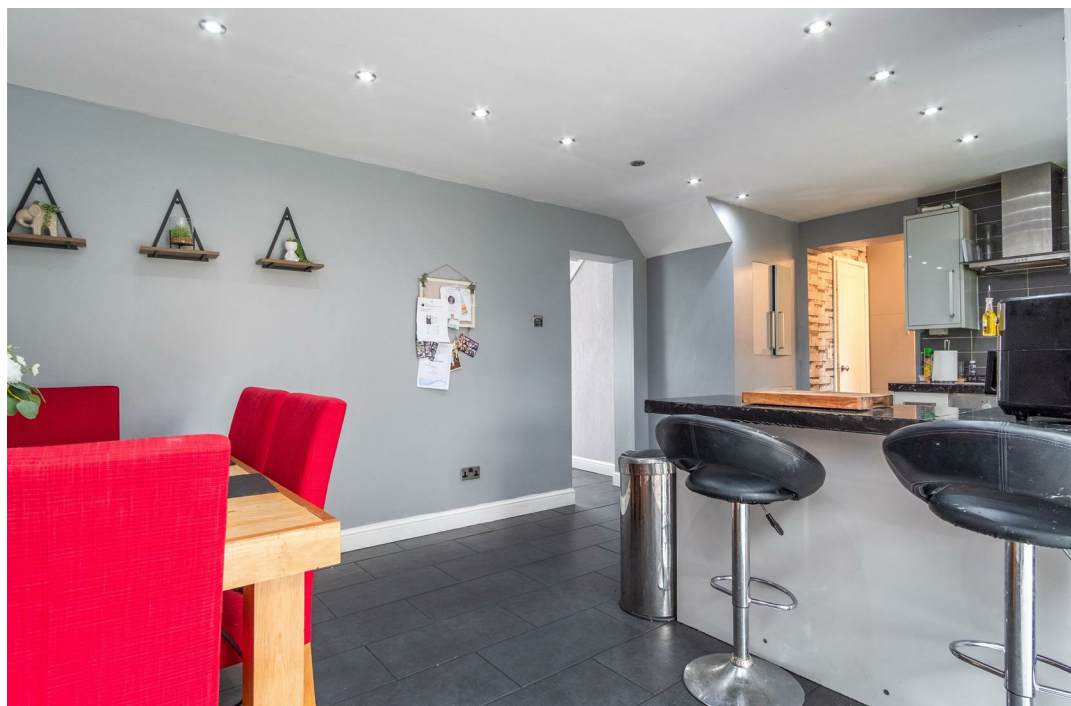
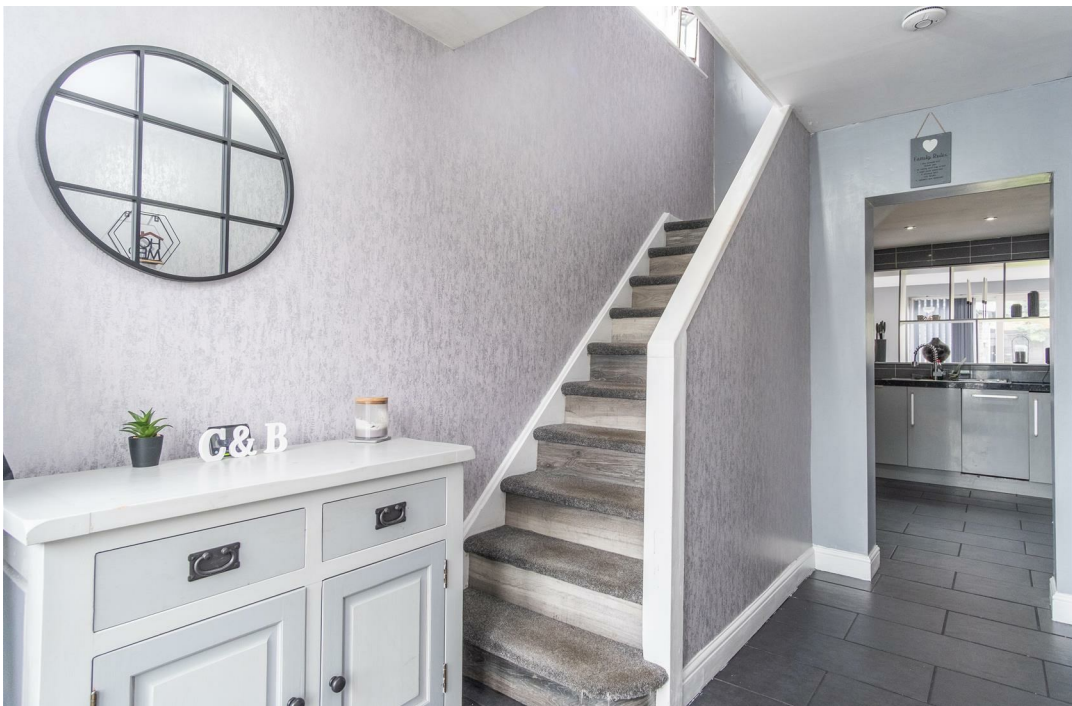
On entering the property, you are welcomed into a spacious entrance hall that provides access to the majority of the ground floor rooms. To the front sits a well-proportioned lounge, brightened by a large window that allows plenty of natural light to flood the space. Moving through to the heart of the home, the open-plan kitchen and dining area provide a wonderful social space, with the dining room large enough to accommodate a substantial family table. The kitchen itself offers an abundance of wall and base units, an integrated oven and hob, and ample room for freestanding appliances, while a breakfast bar comfortably seats two. There is also the benefit of under-stair storage accessed from this area.

Flowing seamlessly from the kitchen and dining room is a generous family room, complete with skylight and patio doors that open directly onto the rear garden. This versatile space offers endless possibilities for relaxation or entertaining. Off the kitchen lies a practical utility room fitted with additional worktops, which in turn provides access to a convenient downstairs WC.

Upstairs, the property boasts three well-sized bedrooms. The master and second bedrooms are both doubles, while the third is a comfortable single. Bedrooms two and three are enhanced by built-in storage, maximising space and functionality. A good-sized family bathroom completes this floor, fitted with a three-piece suite and an over-the-bath shower.

Externally, the property continues to impress with a large rear garden that features both patio and lawn areas, all enclosed by tall fencing to create a sense of privacy. A sizeable shed provides excellent storage for outdoor belongings, while to the front, a driveway offers off-road parking for two vehicles alongside a low-maintenance lawn.





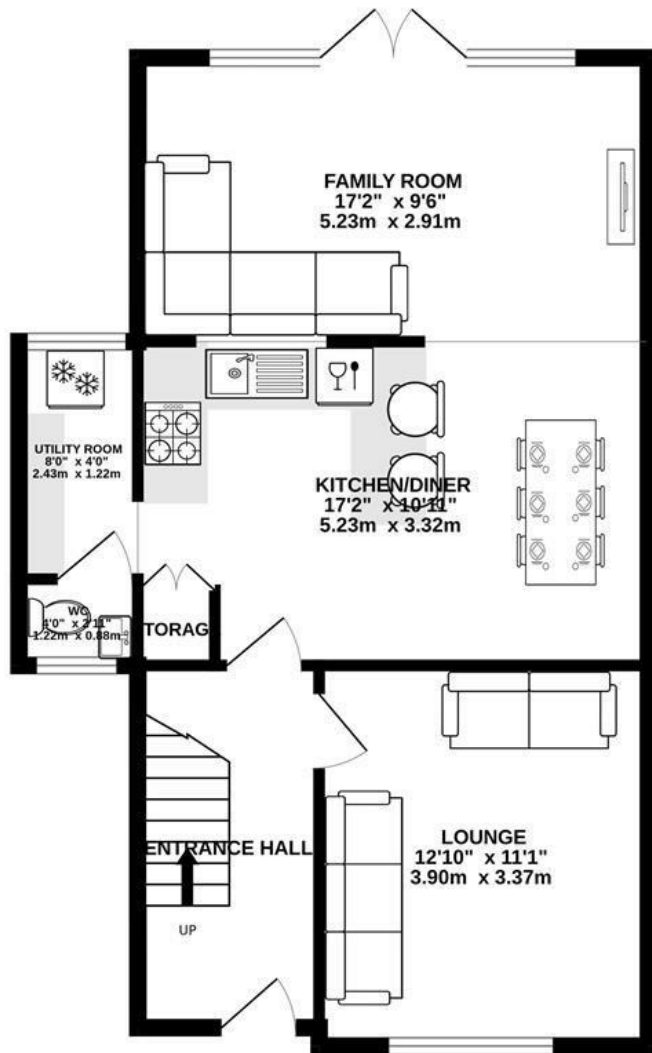




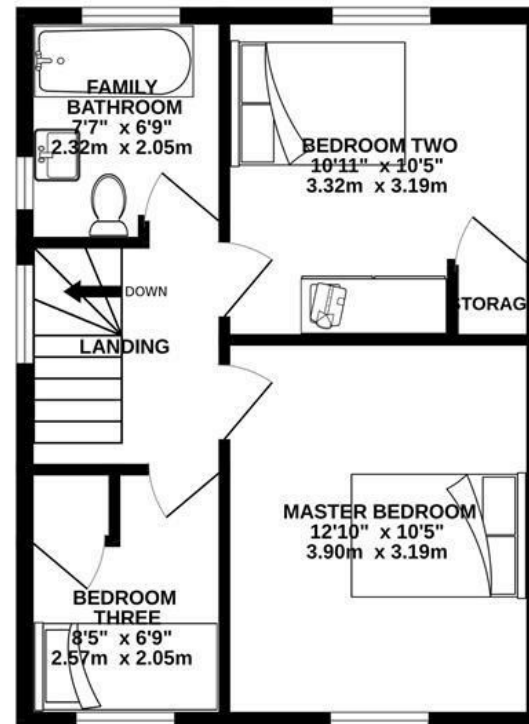




GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.

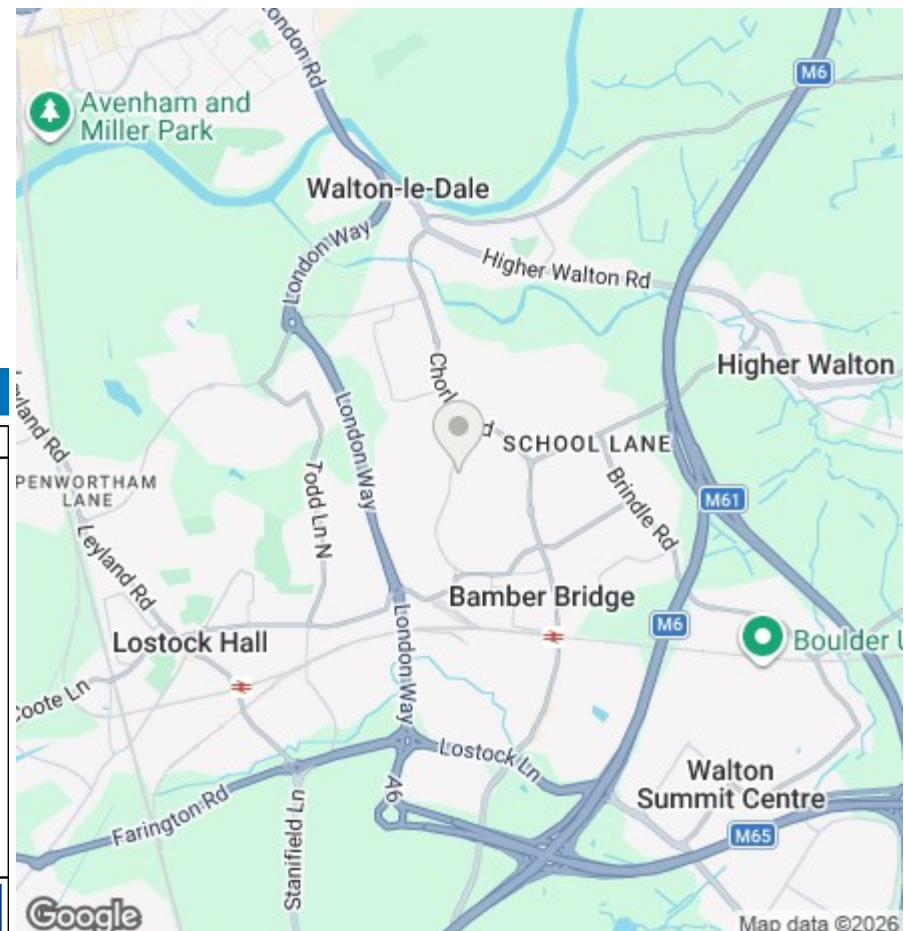


TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

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) <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	<b>69</b>