



Duddle Lane, Walton-Le-Dale, Preston

Offers Over £295,000

Ben Rose Estate Agents are pleased to present to market this beautifully maintained four bedroom semi-detached home, situated in the ever-popular area of Walton-Le-Dale, Lancashire. Offering a wonderful blend of character features and modern comforts, this charming family home boasts spacious living accommodation throughout, including original fireplaces, a stunning 1930's range, and a beautiful wooden staircase that immediately sets the tone upon entering. Perfectly suited to growing families, the property is positioned within easy reach of a range of local amenities including well-regarded schools, supermarkets, cafés and leisure facilities. Excellent travel links are close by, with regular bus routes running through the area, convenient access to the M6 and M65 motorways, and nearby train stations in Preston and Lostock Hall providing direct links to surrounding towns and cities such as Preston, Chorley and Blackburn. With its attractive features, generous layout and prime location, this home offers both comfort and practicality in equal measure.

Stepping through the front door, you are welcomed into a bright and inviting reception hall, where a beautiful staircase with wood banister rises to the first floor, creating an immediate sense of warmth and character. To the front of the home is the spacious lounge, enhanced by a bay fronted window that fills the room with natural light, alongside a feature fireplace that forms an attractive focal point. Moving through, the separate dining room provides an excellent space for family meals and entertaining, complete with a stunning 1930's range fireplace and ample room for a full dining table and furnishings. French doors open seamlessly into the conservatory at the rear, a bright and airy addition that overlooks the garden and offers a peaceful place to relax throughout the year. The kitchen is well presented and thoughtfully laid out, featuring an integrated oven and plentiful storage to cater to busy family life. Just off the kitchen is a modern and convenient utility room, providing additional workspace and storage, with access to a ground floor WC and the integrated garage.

To the first floor, a lovely landing leads to four well-proportioned bedrooms. The master bedroom is particularly impressive, benefitting from a bay fronted window that mirrors the lounge below, fitted wardrobes for practical storage, and an original fireplace that adds further charm. Bedroom two also enjoys fitted wardrobes and its own original fireplace, making it another generous and characterful double room. The remaining bedrooms offer flexibility to suit a family's needs, with bedroom four being ideal as a nursery, home office or dressing room. Completing the first floor is the modern four piece family bathroom, beautifully appointed with a separate bath and shower, providing both convenience and style for busy mornings and relaxing evenings alike.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for up to three cars and leads to the integrated garage, offering additional storage or secure parking. A well-kept front lawn enhances the home's kerb appeal. To the rear, the private and enclosed garden has been thoughtfully arranged to create a safe and enjoyable outdoor space for families. A seating area provides the perfect spot for outdoor dining or entertaining, leading onto a lawn bordered by plant beds and mature trees that add colour and privacy throughout the seasons. Combining character, space and a sought-after location, this is a wonderful family home ready to be enjoyed for years to come.













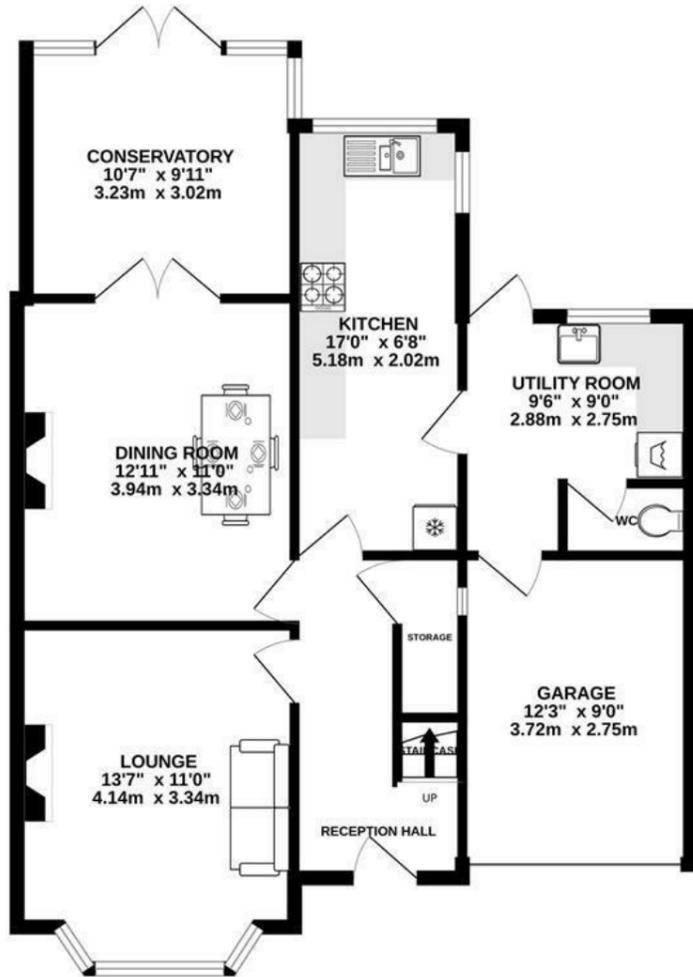




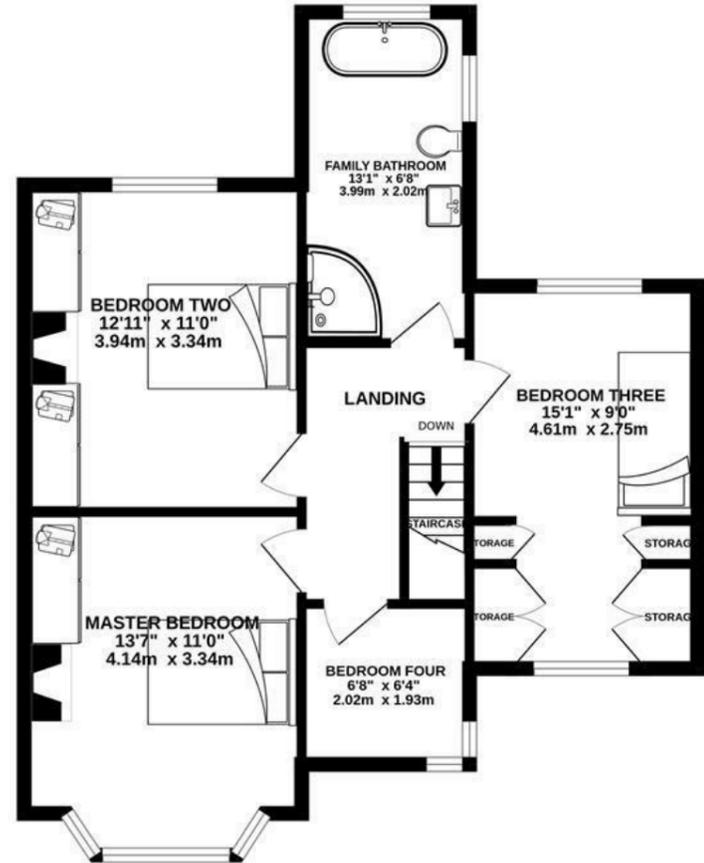




GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.

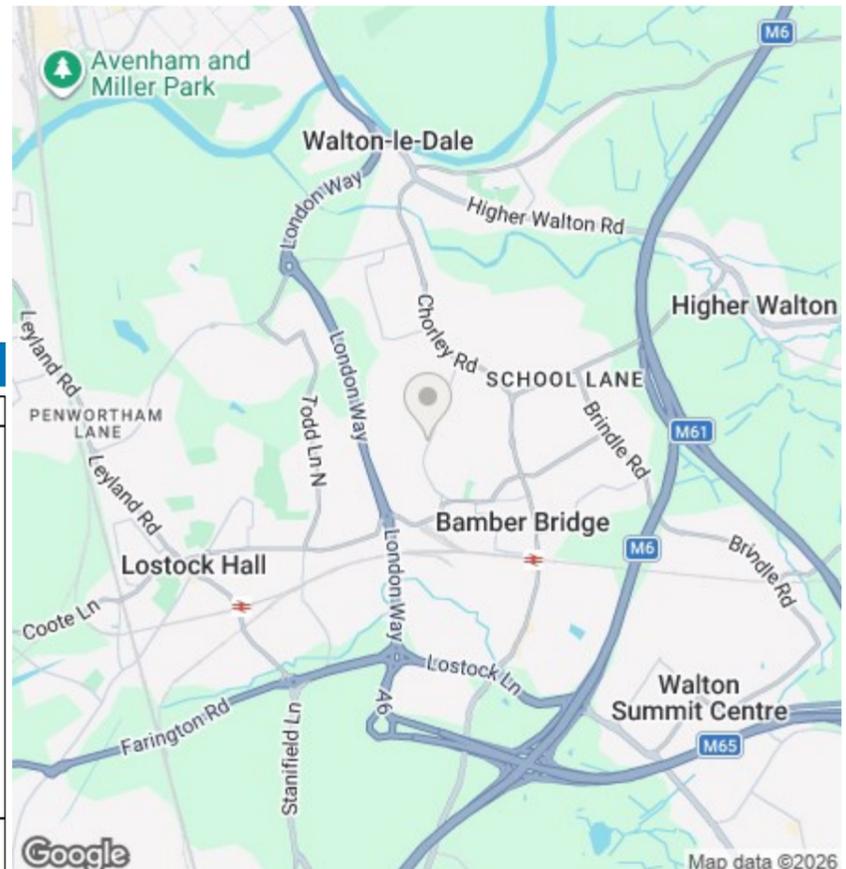


TOTAL FLOOR AREA : 1380 sq.ft. (128.2 sq.m.) approx.

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	