



## Simmons Avenue, Walton-Le-Dale, Preston

**Offers Over £385,000**

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom detached property, located in the highly sought-after area of Walton Park, Lancashire. Tucked away on a quiet cul-de-sac, this ideal family home offers spacious living accommodation throughout, with the added potential to extend and convert into a five-bedroom home (planning permission already granted).

Walton-le-Dale is a desirable residential area known for its sense of community, well-regarded schools, and excellent nearby amenities, including the Capitol Centre Retail Park and Preston City Centre just a short drive away. For commuters, the property is ideally placed, offering easy access to the M6 and M65 motorways, providing convenient links to Manchester, Blackburn, and beyond. Bamber Bridge and Preston train stations are also within close reach, while regular bus services operate throughout the area, making this a superb location for both professionals and families alike.

Stepping into the property, you are welcomed into the inviting entrance hallway, where you will find a convenient WC and the staircase to the upper level. To the left, you enter the stunning kitchen/diner. Newly fitted, the contemporary kitchen offers ample storage and sleek quartz worktops, complemented by a practical walk-in larder. The space includes premium integrated appliances such as a double oven (one being a combi oven), warming drawer, induction hob with downdraft extractor, dishwasher, wine fridge, and hot water tap, all centered around a stylish island with breakfast seating for four. The dining area offers generous space for a family dining table and is enhanced by a beautiful bay window overlooking the front aspect.

Continuing through, you will find the spacious lounge, featuring an electric feature fireplace and sliding patio doors that lead into the conservatory. The bright and airy conservatory provides a versatile additional living space with lovely views over the garden, which can be accessed through double patio doors.

Upstairs, you will find four well-proportioned bedrooms, three of which are doubles, with the master bedroom benefiting from a private en-suite shower room.

Externally, the front of the property features a secluded private driveway providing parking for multiple vehicles and leading to the attached single garage, fitted with an electric up-and-over door. To the rear, there is a generously sized wrap-around garden, featuring a large lawn and flagged patio areas, enjoying excellent privacy and offering the ideal setting for outdoor furniture, relaxation, and entertaining.

The home also benefits from 11 solar panels with battery storage, significantly reducing energy costs and enhancing efficiency.

Additionally, planning permission has been granted for a small front extension and garage conversion, offering the potential to reconfigure and create a five-bedroom home — perfect for growing families or those seeking additional living space.

Early viewing is highly recommended to avoid disappointment.





































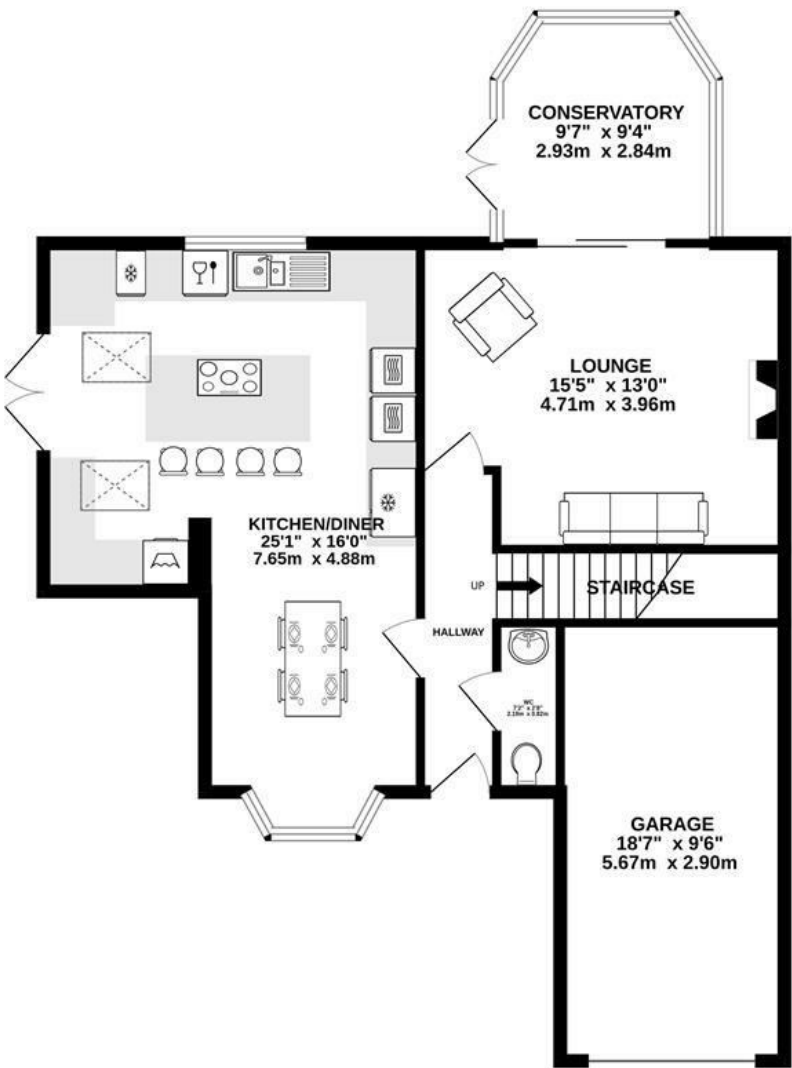




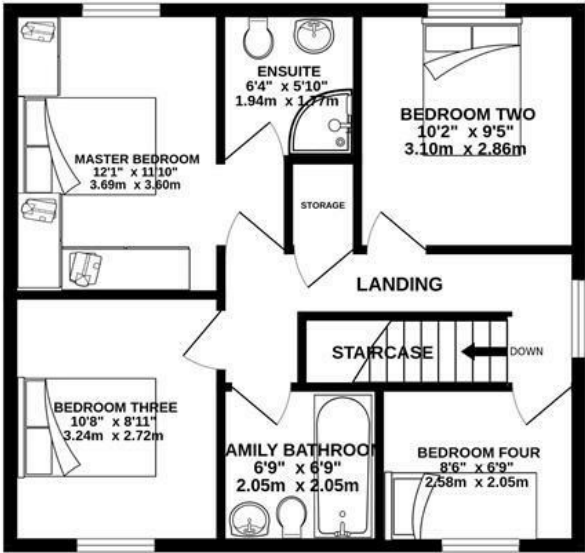


# BEN ROSE

GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1417 sq.ft. (131.7 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		
	61	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

