



Crowell Way, Walton-Le-Dale, Preston

Offers Over £195,000

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, situated in the popular residential area of Walton-Le-Dale, Preston. Offering spacious accommodation throughout, this property would make an excellent home for growing families or first-time buyers alike. Ideally located close to a range of local amenities including supermarkets, schools, cafés and leisure facilities, the home also benefits from excellent travel connections. Preston city centre is only a short drive away, whilst nearby bus routes, Bamber Bridge railway station and easy access to the M6, M61 and M65 motorways provide convenient links to surrounding towns and cities including Chorley, Blackburn and Manchester.

Entering the home, you are welcomed into the entrance hall which features a useful ground floor WC, ideal for guests and everyday family living. The hall then opens into the generously sized lounge, a bright and comfortable space that also houses the staircase to the first floor. From here, the home flows through to the kitchen positioned at the rear, offering ample worktop space and storage to suit modern family life. Double doors lead through into the conservatory, creating a fantastic additional reception area that overlooks the rear garden and would work perfectly as a dining space, second lounge or playroom.

Heading upstairs, the landing provides access to all three bedrooms. Two of the bedrooms are generously sized doubles, offering comfortable accommodation for family members or guests, whilst the third bedroom benefits from built-in storage and would be ideal as a child's bedroom, nursery or home office. Completing the first floor is the three-piece family bathroom, fitted to serve the needs of the household.

Externally, the property offers a driveway to the front providing off-road parking for two vehicles, alongside a small lawn area which adds to the home's kerb appeal. To the rear is a spacious paved yard, offering ample room for outdoor furniture and seating areas, making it ideal for relaxing or entertaining during the warmer months. Surrounded by fencing for added privacy, this home combines practical living space with a convenient location, making it a fantastic opportunity for families looking to settle in the Walton-Le-Dale area.





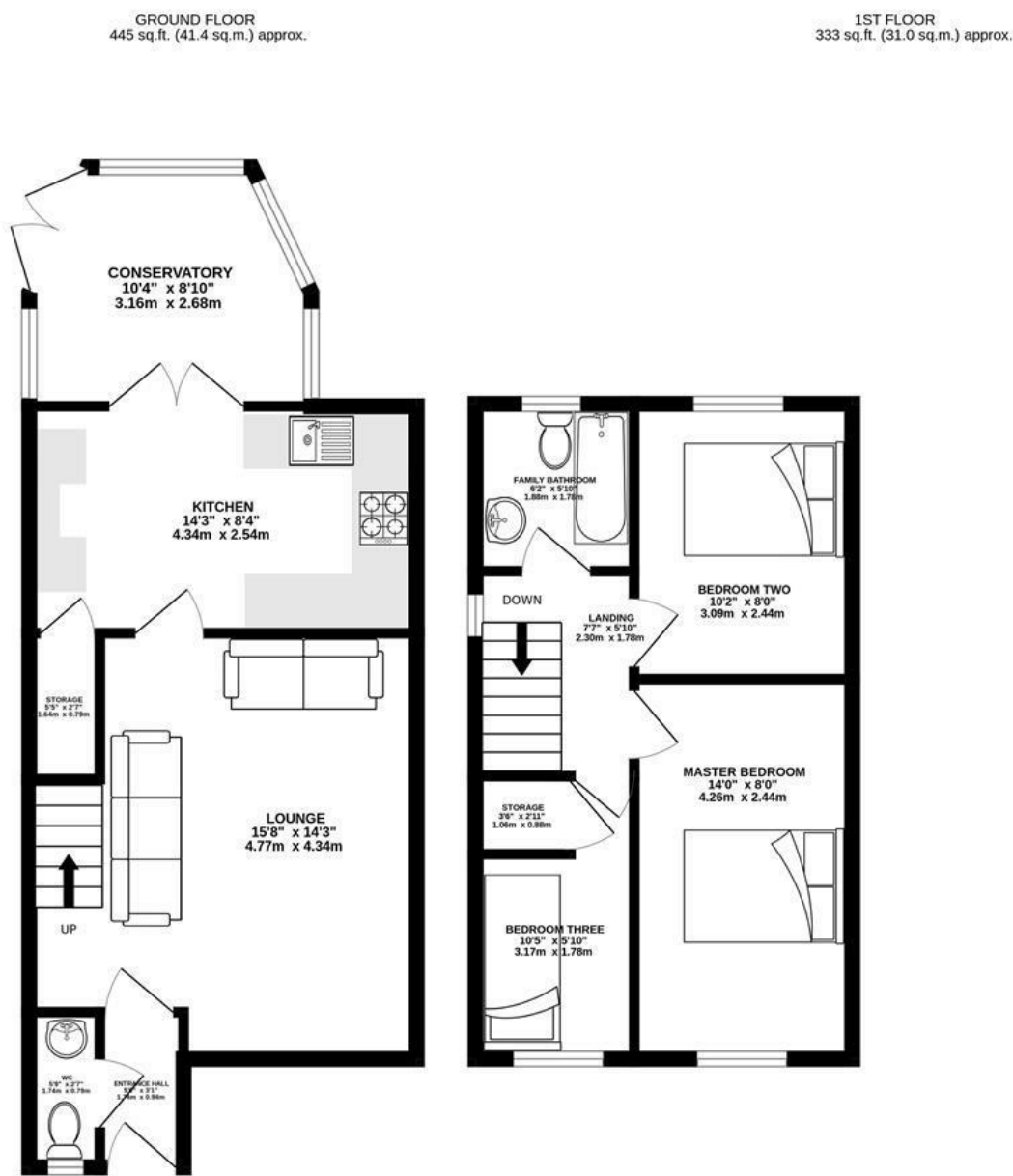








BEN ROSE



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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		
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	

