

GROUND FLOOR

436 sq.ft. (40.5 sq.m.) approx.

CONSERVATORY

15'2" x 8'4"

4.61m x 2.55m

KITCHEN

8'0" x 6'11"

2.44m x 2.12m

FAMILY BATHROOM

5'10" x 5'2"

1.78m x 1.58m

LOUNGE/DINER

20'9" x 9'3"

6.32m x 2.83m

ENTRANCE HALL

UP

1ST FLOOR

311 sq.ft. (28.9 sq.m.) approx.

BEDROOM THREE

8'3" x 7'7"

2.51m x 2.31m

BEDROOM TWO

11'6" x 7'7"

3.51m x 2.31m

MASTER BEDROOM

15'2" x 9'3"

4.61m x 2.81m

LANDING

DOWN

STORAGE

TOTAL FLOOR AREA : 747 sq.ft. (69.4 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.

Made with Metropix ©2025

Compass rose showing North (N), South (S), East (E), and West (W).

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 (CO₂) 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	

Map showing the location of Ambleside Close, Walton-Le-Dale, Preston. The map includes labels for Walton-le-Dale, Higher Walton Rd, M6, M51, Brinde Rd, Bamber Bridge, Collins Rd, School Lane, Todd Ln N, A6, A582, Lostock Hall, and Walton. A compass rose indicates North (N), South (S), East (E), and West (W).

BEN

ROSE

Logo consisting of two stylized, interlocking 'R' shapes, one in green and one in gold.

T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB

BEN

ROSE

Logo consisting of two stylized, interlocking 'R' shapes, one in green and one in gold.

Ambleside Close, Walton-Le-Dale, Preston

Guide Price £130,000

Ben Rose Estate Agents are delighted to present this charming three bedroom property, located in the highly sought-after area of Walton-Le-Dale. In need of modernisation throughout and offered to the market with no onward chain, this lovely home is perfect for first time buyers or someone seeking a project. Ideally positioned, it provides easy access to the city of Preston, just a short drive away, as well as the nearby town of Bamber Bridge. Both locations offer a wealth of amenities, including supermarkets, restaurants, and schools. Excellent travel links are available via local bus routes and the M6, M61, and M65 motorways, ensuring seamless connectivity to surrounding areas.

Upon entering, you are welcomed into a spacious entrance hall that grants access to the stairs, the bathroom, and the lounge. Directly ahead is the family bathroom, which features a three-piece suite with a bath. The lounge/diner is generously sized, offering ample space for a large sofa set and a family dining table. Natural light floods the room from both the front and rear aspects, while the fireplace adds a cosy focal point.

Leading off the dining area is the kitchen, which boasts ample wall and base units, providing plenty of storage. There is space for freestanding appliances, and the kitchen also offers access to the conservatory. Sliding doors from the dining area also open into the conservatory, which spans the width of the home. This versatile space enjoys lovely views of the garden and provides direct access to the outdoor area, making it an excellent spot for relaxation or additional entertaining space.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Ben Rose Estate Agents are delighted to present this charming three bedroom property, located in the highly sought-after area of Walton-Le-Dale. In need of modernisation throughout and offered to the market with no onward chain, this lovely home is perfect for first time buyers or someone seeking a project. Ideally positioned, it provides easy access to the city of Preston, just a short drive away, as well as the nearby town of Bamber Bridge. Both locations offer a wealth of amenities, including supermarkets, restaurants, and schools. Excellent travel links are available via local bus routes and the M6, M61, and M65 motorways, ensuring seamless connectivity to surrounding areas.

Upon entering, you are welcomed into a spacious entrance hall that grants access to the stairs, the bathroom, and the lounge. Directly ahead is the family bathroom, which features a three-piece suite with a bath. The lounge/diner is generously sized, offering ample space for a large sofa set and a family dining table. Natural light floods the room from both the front and rear aspects, while the fireplace adds a cosy focal point.

Leading off the dining area is the kitchen, which boasts ample wall and base units, providing plenty of storage. There is space for freestanding appliances, and the kitchen also offers access to the conservatory. Sliding doors from the dining area also open into the conservatory, which spans the width of the home. This versatile space enjoys lovely views of the garden and provides direct access to the outdoor area, making it an excellent spot for relaxation or additional entertaining space.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

BEN

ROSE

Logo consisting of two stylized, interlocking 'R' shapes, one in green and one in gold.

T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB

