



**Buttermere Close, Walton-Le-Dale, Preston**

**Offers Over £220,000**

Ben Rose Estate Agents are pleased to present to market this delightful detached bungalow, ideally positioned in the ever-popular area of Walton-Le-Dale, Preston. This well-presented home offers comfortable, single-level living with a thoughtfully arranged layout, making it an excellent choice for retirees seeking both convenience and tranquillity. Walton-Le-Dale benefits from a wide range of local amenities including shops, supermarkets, cafés, and healthcare facilities, all within easy reach. The area is well-served by regular bus routes, while nearby train stations such as Bamber Bridge and Preston provide direct links to surrounding towns and cities. For those travelling further afield, the M6, M61 and M65 motorways are all easily accessible, and the nearby Cuerden Valley Park offers a beautiful setting for leisurely walks and enjoying the outdoors.

Upon entering the home, you are welcomed into the entrance hall which provides access to the main living areas. The spacious lounge is a bright and inviting room, centred around a feature fireplace that creates a cosy focal point. The kitchen offers ample worktop space and storage, making it both practical and functional for everyday use. Moving further through the property, an additional hallway leads to the sleeping accommodation. Here, you will find two well-proportioned double bedrooms, with the master benefitting from generous built-in wardrobe space. The second bedroom enjoys sliding doors that open into a large conservatory, providing a versatile space that overlooks the garden and is perfect for relaxing or entertaining during the warmer months. Completing the interior is a modern wet room-style family bathroom, designed with accessibility and ease of use in mind.

Externally, the property continues to impress with a spacious driveway to the front, capable of accommodating up to four vehicles, and leading to a garage. The garage itself benefits from an additional shed to the rear, offering excellent storage solutions. The rear garden is beautifully maintained and provides a peaceful outdoor retreat, featuring a well-kept lawn, mature flower beds, and a greenhouse for those with green fingers. A charming small orchard area, complete with wildflowers and a mature tree, adds further character and appeal to the space. Overall, this is a wonderful opportunity to acquire a well-appointed bungalow in a sought-after location, perfectly suited for those looking to enjoy a relaxed and convenient lifestyle.





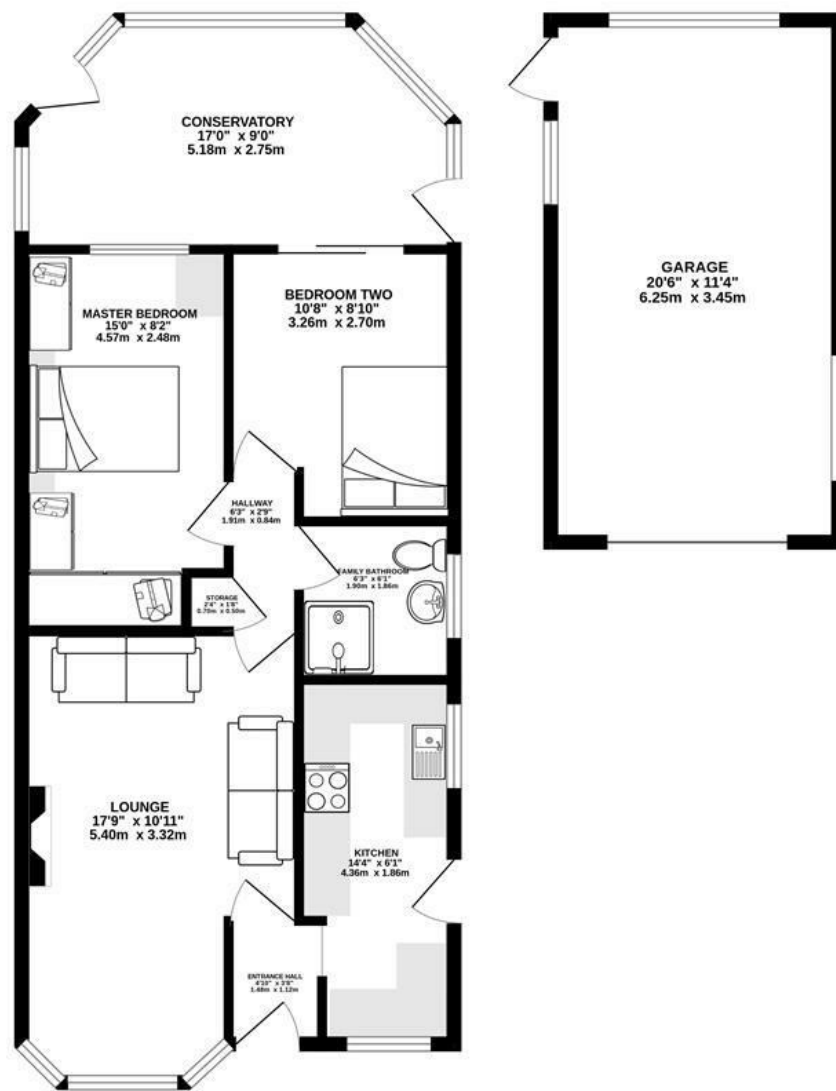








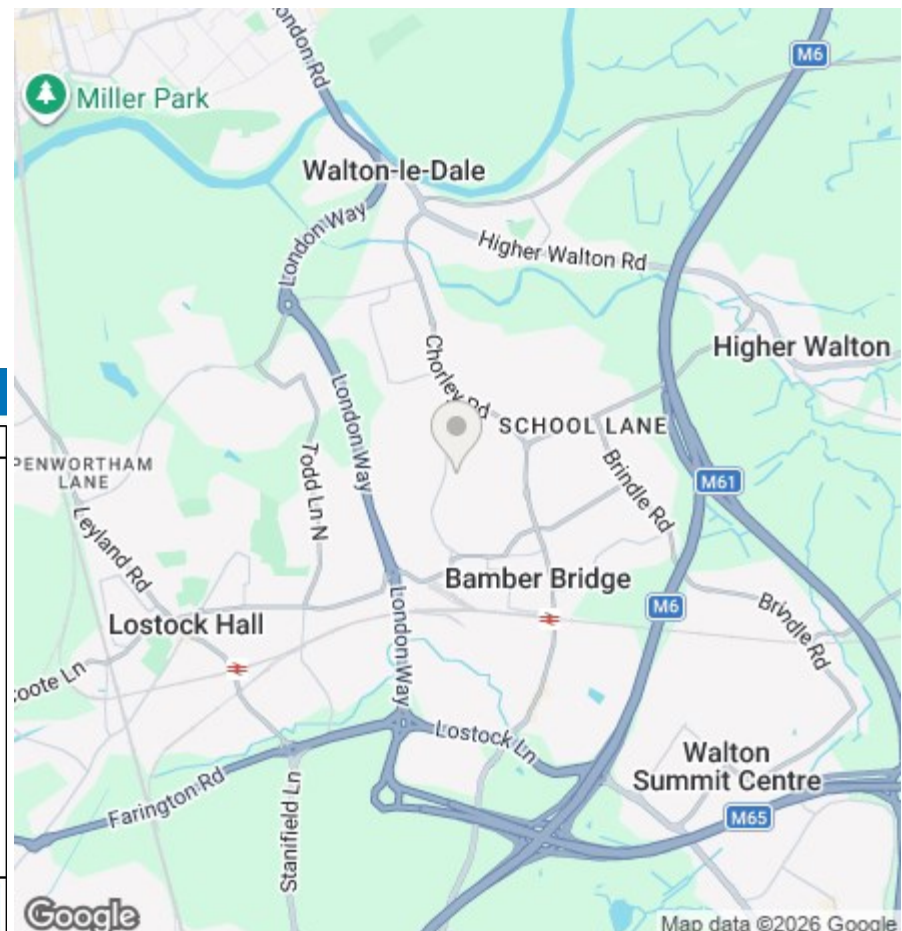
GROUND FLOOR  
907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	74
(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		

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		