



**Grenville Avenue, Walton-Le-Dale, Preston**

**Offers Over £219,950**

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, situated within the sought-after area of Walton-le-Dale, Preston. Ideal for families, the home is just a five-minute drive from Bamber Bridge town centre and within easy reach of Preston city centre. It also benefits from close proximity to excellent local schools, shops, and amenities, with Walton-le-Dale Primary School conveniently within walking distance.

Stepping into the property, you are welcomed into an inviting entrance hallway, where a staircase leads to the upper level. To the right, you will find a spacious dining room, featuring a beautiful bay window overlooking the front aspect and allowing an abundance of natural light. This room flows seamlessly into the lounge, which boasts a central fireplace and a large window overlooking the rear garden. Returning through the hallway, you enter the modern kitchen, which offers ample storage and space for freestanding appliances, along with a door leading out to the side of the property.

To the first floor, the property offers three well-proportioned bedrooms, two of which are doubles. A newly fitted three-piece family bathroom, complete with an over-the-bath shower, completes this level.

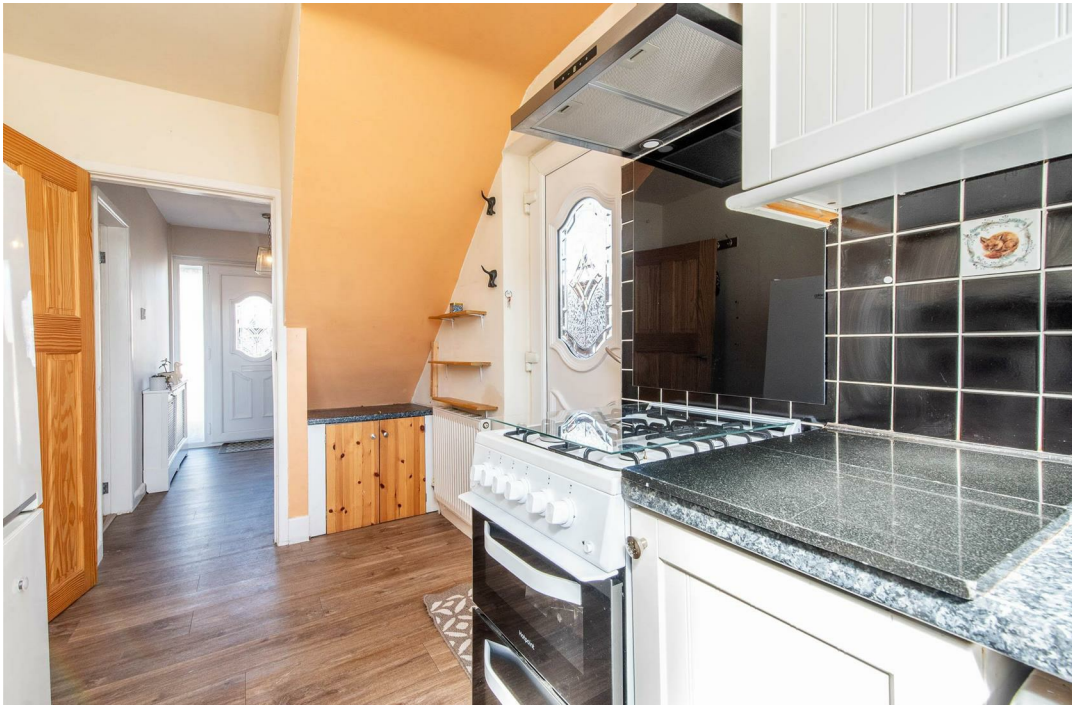
Externally, the front of the property features a private driveway providing off-road parking for multiple vehicles. The driveway extends along the side of the home, leading to a detached single garage at the rear. The garage is equipped with power and lighting and benefits from both side access and an up-and-over door to the front.

To the rear, there is a generously sized garden that enjoys sunlight throughout the day. It features a lawn and a patio area, providing an ideal space for relaxing or entertaining.

Early viewing is highly recommended to avoid any potential disappointment.









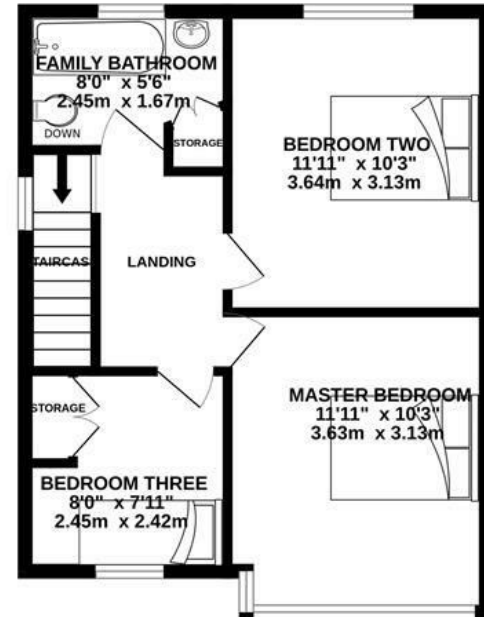
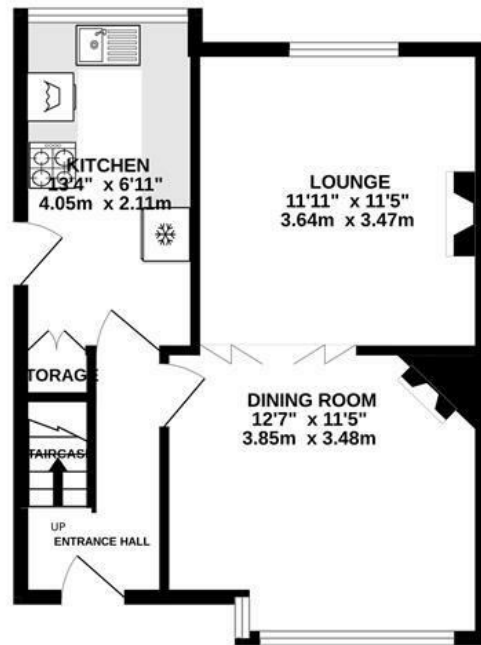
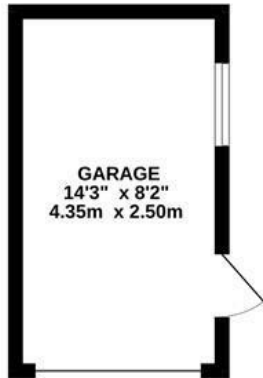




# BEN ROSE

GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

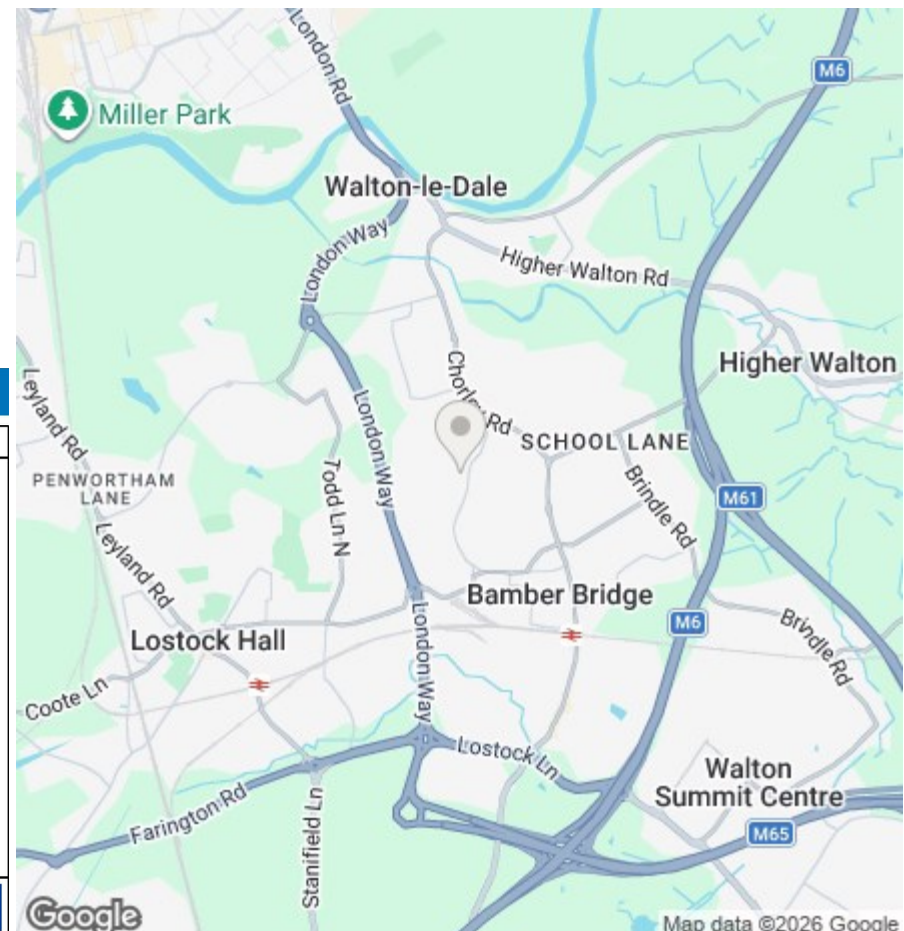


TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.

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>		<b>83</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 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>		<b>83</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	