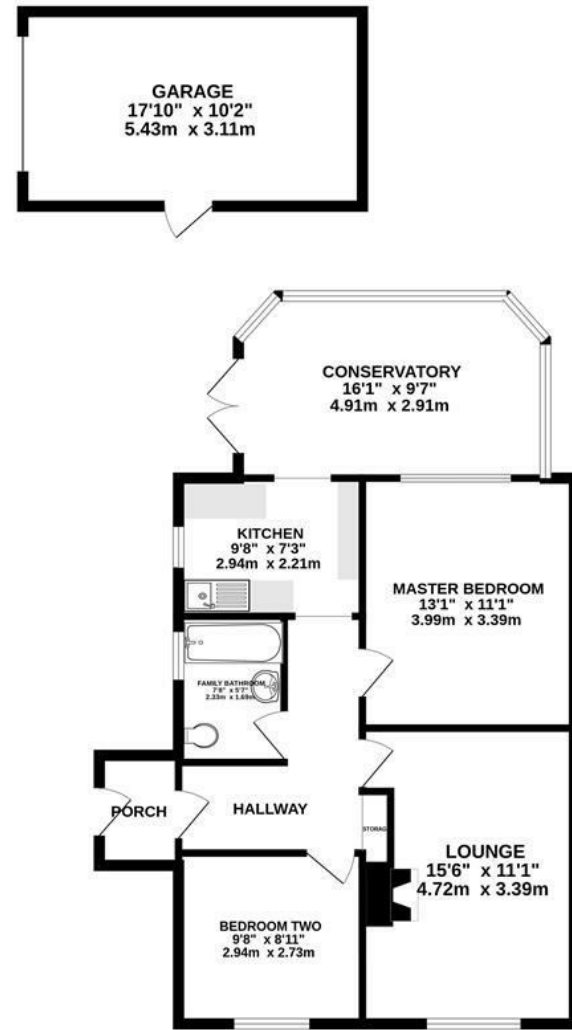
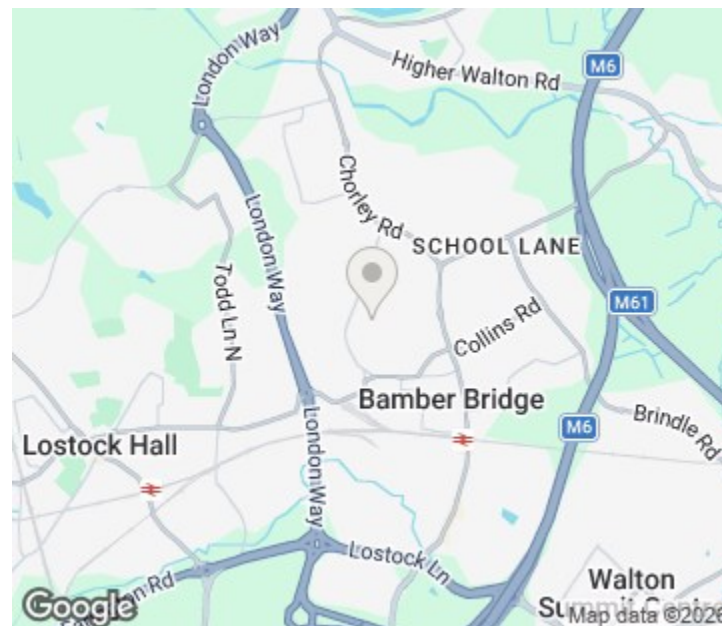


GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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 52026



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	

BEN  ROSE



Kentmere Avenue, Walton-Le-Dale, Preston

Offers Over £195,000

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached bungalow, situated within a highly sought-after residential area of Walton-le-Dale. Occupying an enviable corner plot, the home offers generous living space both internally and externally, and is ideally located just a short drive from Bamber Bridge town centre, with excellent access to local schools, shops, and amenities. The property also benefits from superb transport links, including nearby bus routes and convenient access to the M6 and M61 motorways.

Stepping into the property via the entrance porch, you are welcomed into the main hallway, which provides access to the majority of the accommodation. Straight ahead, you will find a spacious lounge featuring a central fireplace and a large window overlooking the front aspect, allowing for plenty of natural light. Moving through, you enter the modern kitchen, which offers ample storage and space for freestanding appliances, and flows seamlessly into the conservatory. The bright and airy conservatory is generously sized, providing versatile additional living space, ideal as a dining area or second sitting room.

The property further comprises two well-proportioned double bedrooms and a contemporary three-piece family bathroom, complete with an over-the-bath shower.

Externally, the home occupies a substantial corner plot, with a well-maintained wraparound lawn to the front and side. A private driveway provides off-road parking for two vehicles and leads to a detached single garage. The garage is equipped with power and lighting, accessed via an up-and-over door to the front, with an additional single door from the rear garden.

To the rear, there is a pleasant garden featuring a lawn and a low-maintenance stone patio area, which enjoys sunlight throughout the day, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid any potential disappointment.

