BEN ROSE



St. Marys Close, Walton-Le-Dale, Preston

Offers Over £280,000

Ben Rose Estate Agents are pleased to present to market this impressive five-bedroom semi-detached family home, offering generous and versatile accommodation arranged over two floors and ideally suited to growing families seeking a spacious home within the popular area of Walton-le-Dale. The property combines excellent proportions with a practical layout, featuring two reception spaces, a well-equipped kitchen, five bedrooms, an en suite, integral garage and gardens. Walton-le-Dale is ideally positioned for families, with a range of local amenities nearby including supermarkets, independent shops, cafés, restaurants, schools and everyday services, whilst Preston city centre is only a short distance away. Excellent transport connections are also within easy reach, including regular bus services and Preston railway station, which provides direct links towards Manchester, Liverpool, Blackpool and other major destinations. The nearby M6 and M65 also offer convenient access to the wider motorway network, making this an excellent base for commuters, while the surrounding countryside and River Ribble provide plenty of opportunities for family walks and outdoor activities.

Entering this great-sized family home, you are welcomed into a useful porch before continuing into the spacious entrance hall, which provides access to both the lounge and kitchen. The lounge is a particularly generous reception space, with a large front-facing window allowing plenty of natural light to fill the room. The layout continues openly into a second reception or family room, providing an excellent additional space with ample room for comfortable family seating and offering flexibility to suit the needs of the household. The kitchen is well equipped with a range of fitted units, integrated appliances and useful built-in storage, providing a practical environment for everyday family life. From here, the accommodation continues through into the large dining room, offering plenty of space for a substantial dining table and making this an ideal setting for family meals and entertaining.

Heading upstairs, the spacious landing provides access to all five bedrooms and the family bathroom. Three of the bedrooms are comfortable doubles, providing excellent flexibility for larger families, guests or those requiring additional rooms, whilst the other two bedrooms offers ideal spaces for a nursery, child's bedroom or home office. The master bedroom benefits from an attractive bay window, built-in wardrobes and the added convenience of a private shower en suite. Two further bedrooms also benefit from additional storage, while another features built-in wardrobes, ensuring the home provides ample storage alongside its generous bedroom accommodation. Completing the first floor is the three-piece family bathroom, conveniently positioned to serve the remaining bedrooms.

Externally, the property benefits from a large driveway to the front, providing ample off-road parking for two vehicles and leading directly to the integral garage, offering secure parking and valuable additional storage whilst also containing a sink and plumbing for use as a utility space. To the rear is a good sized garden, predominantly laid to lawn and paved areas, providing plenty of room for outdoor furniture, children's play and family gatherings. Mature flower beds add colour and character to the garden, while a practical shed provides further storage for gardening equipment and outdoor essentials. Overall, this is a fantastic family home offering an abundance of space, versatile reception areas, five bedrooms, excellent storage, an integral garage and a substantial garden, all within a well-connected location close to Preston and the surrounding amenities. Its generous accommodation and flexible layout make it an excellent choice for families looking to settle into a spacious and practical home.


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DADDY


















Esther



























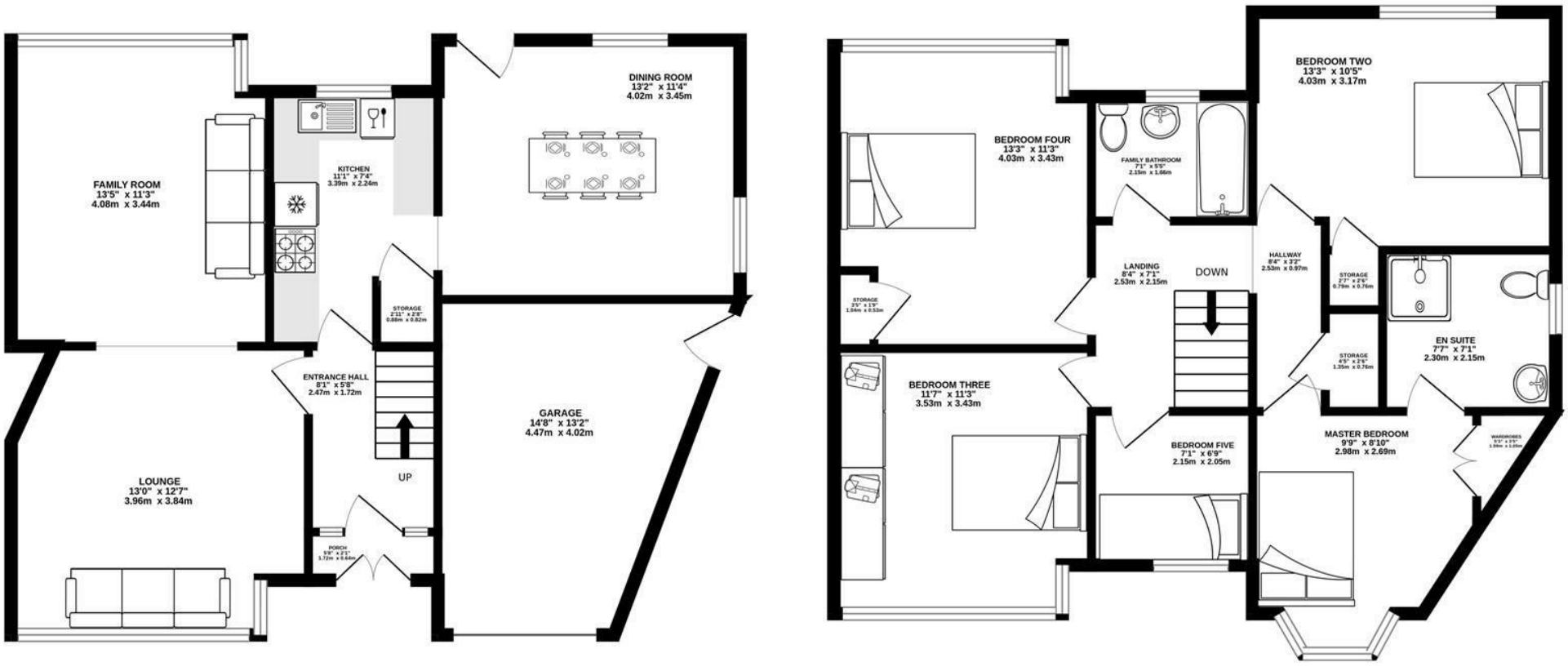




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GROUND FLOOR
745 sq.ft. (69.3 sq.m.) approx.

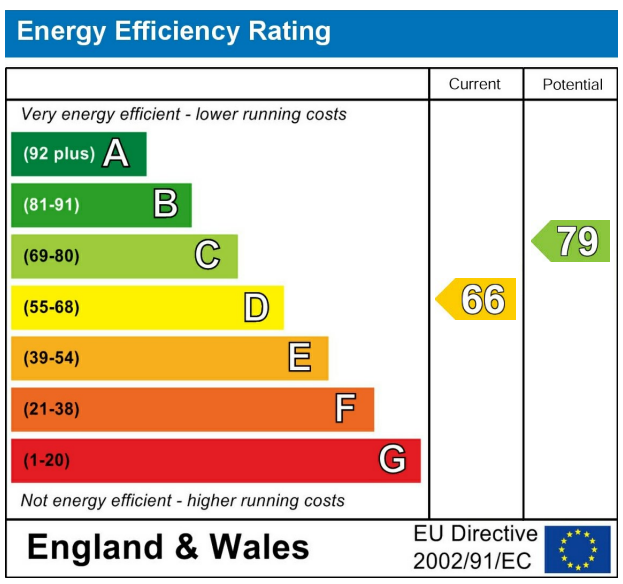
1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.

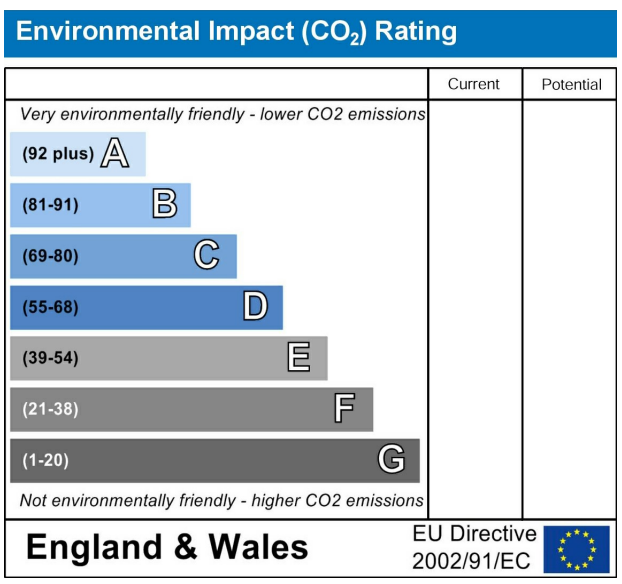


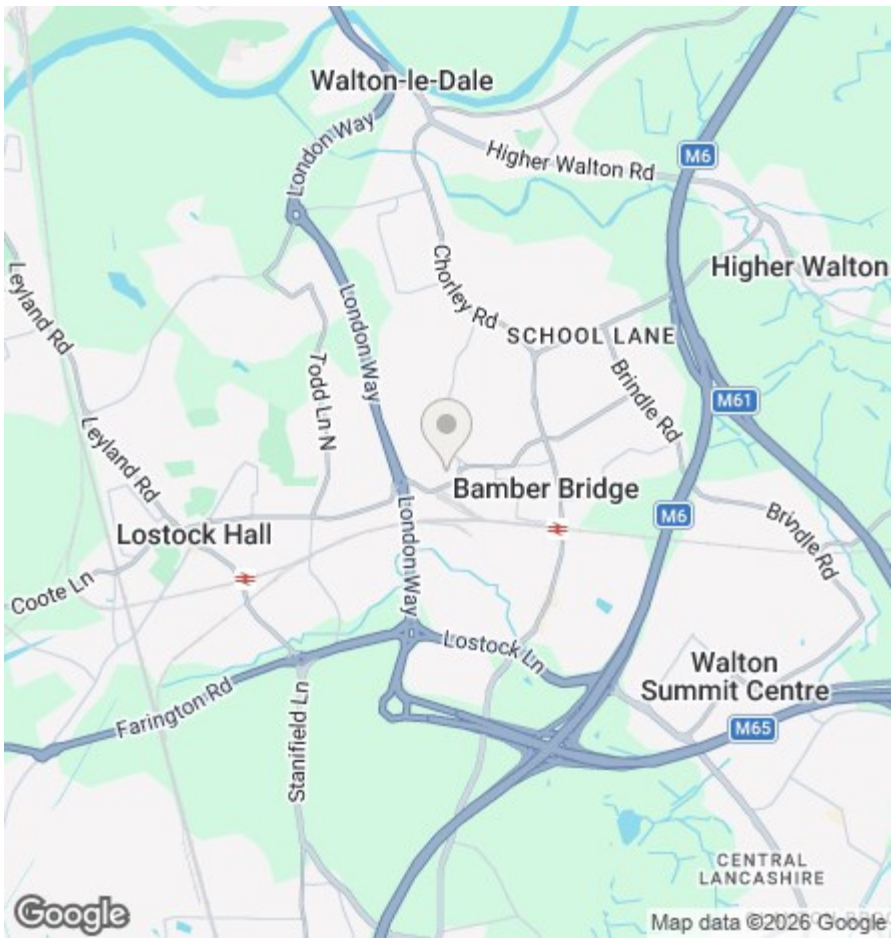
TOTAL FLOOR AREA : 1492 sq.ft. (138.6 sq.m.) approx.

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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