



Higher Walton Road, Walton-Le-Dale, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this charming and well-presented two-bedroom end terrace home, ideally suited to couples looking for a characterful property within the popular area of Walton-le-Dale. Retaining a wealth of original features, including impressive high ceilings, the home combines traditional character with a modern and practical finish throughout. The property offers generously proportioned accommodation, two double bedrooms, a large four-piece bathroom and excellent outdoor space. Walton-le-Dale is ideally positioned for access to Preston city centre and the surrounding towns, with a range of local amenities close by including shops, supermarkets, cafés, restaurants and everyday services. Excellent transport links are also nearby, with Preston railway station providing regular services to Manchester, Liverpool, Blackpool and beyond, whilst the M6 and M65 are easily accessible for those commuting by road. The surrounding countryside and nearby River Ribble also provide attractive options for walks and outdoor recreation.

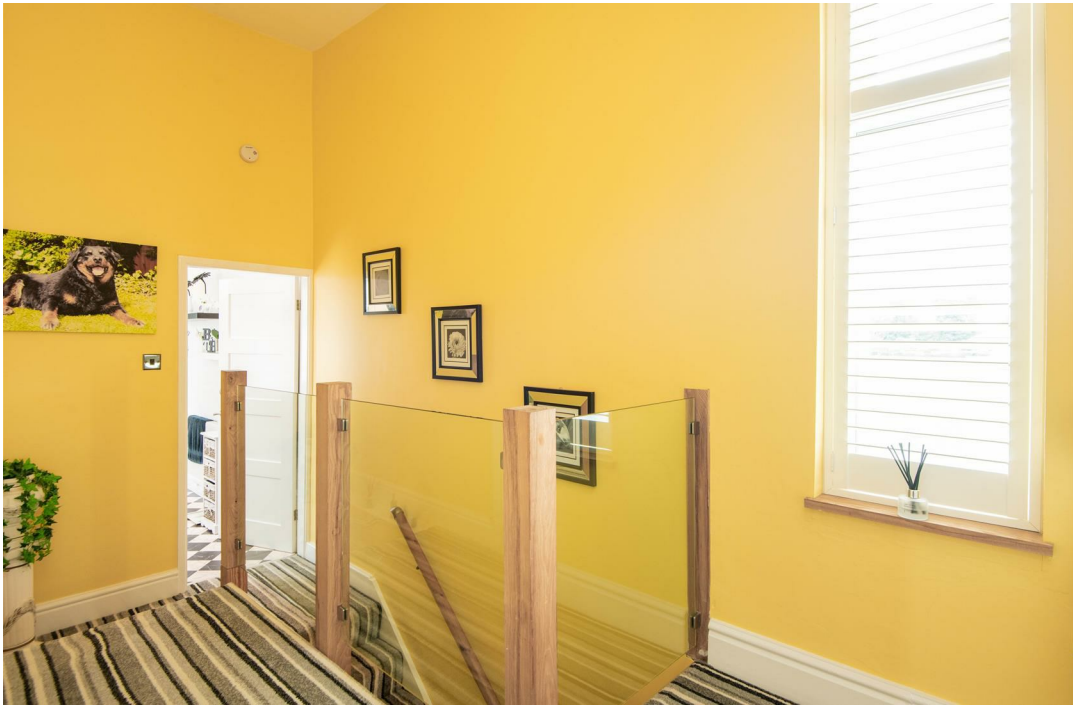
Entering the property, the welcoming entrance hall provides access to the first-floor staircase and leads through into the generously sized dining room. This impressive reception space benefits from a feature fireplace and large bay window, with the high ceilings helping to create a bright and spacious atmosphere whilst retaining the character of the property. Double doors then lead through into the lounge, another inviting reception room featuring a further fireplace and double doors opening directly onto the rear garden. The lounge also provides access to useful understairs storage and continues through to the kitchen. Finished in a modern style, the kitchen offers ample fitted cabinetry and generous worktop space, providing a practical setting for preparing meals whilst retaining easy access to the main living areas.

Heading upstairs, the first-floor landing provides access to two well-proportioned double bedrooms and the family bathroom. The master bedroom is a particularly generous space, benefiting from large built-in wardrobes providing excellent storage, whilst dual windows allow plenty of natural light into the room and further enhance the sense of space. The second double bedroom offers a versatile additional room, again with built in wardrobes, ideal for guests or home office. Completing the accommodation is the impressive four-piece family bathroom, finished to a high standard and offering a generous layout. A freestanding roll-top bath provides an attractive centrepiece, complemented by the additional suite facilities.

Externally, the property enjoys a small gated front yard which creates an attractive approach and adds to the home's kerb appeal. To the rear is a particularly appealing large paved yard, offering a low-maintenance outdoor space which is ideal for outdoor seating and entertaining. The garden is not directly overlooked and benefits from open fields to one side, creating a pleasant sense of space and privacy that is rarely found with properties of this type. The rear also houses both a summerhouse and shed, providing useful additional storage and flexible space, whilst a private driveway to the rear is capable of accommodating multiple vehicles. Overall, this is a charming and character-filled home offering spacious accommodation, attractive original features, modern touches and excellent outdoor space, making it an ideal choice for couples seeking a home with plenty of personality in a well-connected and desirable location.







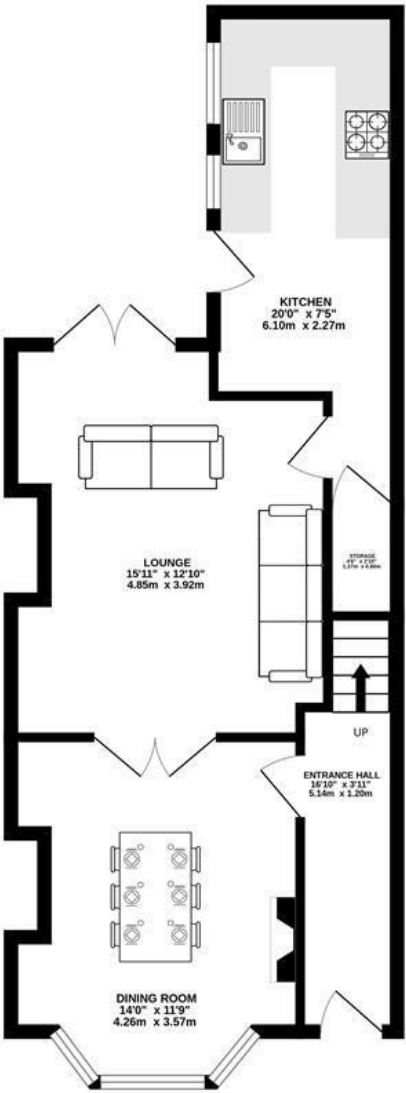




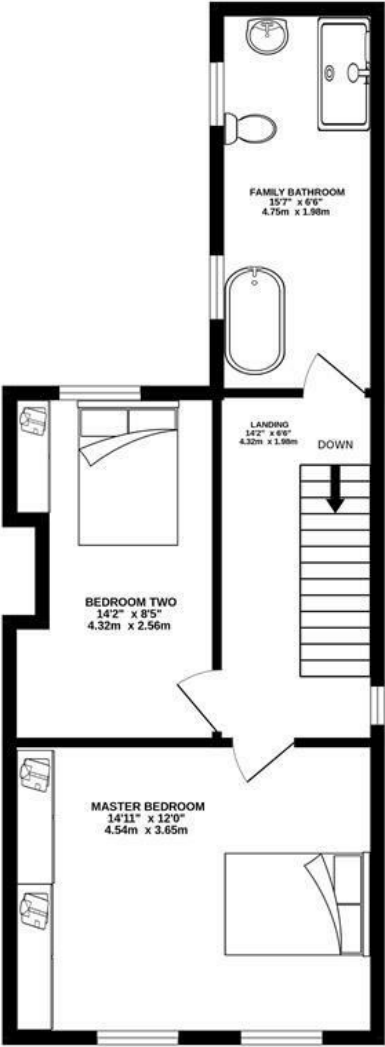


BEN ROSE

GROUND FLOOR
534 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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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		
	66	77
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	

