

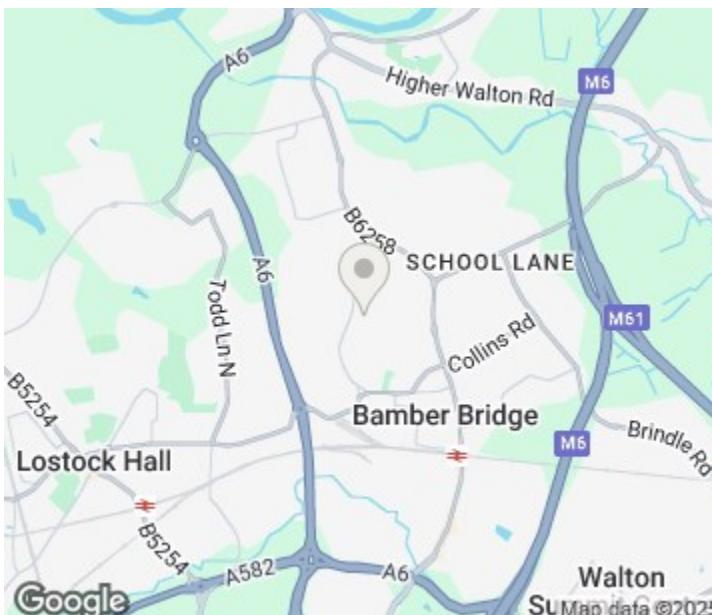
TOTAL FLOOR AREA : 533 sq. ft. (49.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the dimensions shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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) A		
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F	31	
(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



Buttermere Close, Walton-Le-Dale, Preston

Offers Over £165,000

Ben Rose Estate Agents are thrilled to present this charming two-bedroom, semi-detached bungalow, nestled in a peaceful cul-de-sac in Walton-Le-Dale and offered with no onward chain. While the property requires some modernisation, it offers a fantastic opportunity for first-time buyers or those looking for a rewarding project. Ideally located just a short drive from Preston city centre, it benefits from proximity to highly regarded schools, local shops, and essential amenities. The area is well-connected, with convenient bus routes, train stations, and excellent access to the M6 and M61 motorways, making it an ideal choice for commuters. Early viewing is highly recommended to avoid disappointment.

Upon entering, you are welcomed into a bright entrance hall that offers built-in storage and leads into the spacious lounge, which features a large front-facing window, filling the room with natural light and providing access to the remaining rooms. The kitchen is of a good size, with integral storage and an external door granting access to the side of the property. The home boasts two well-proportioned double bedrooms, with the master bedroom benefiting from built-in storage. A three-piece family bathroom completes the interior layout.

Externally, the property enjoys a generously sized rear garden, bordered by mature hedges and featuring a combination of patio and lawn, ideal for outdoor relaxation. An outbuilding/greenhouse provides additional storage or gardening space, while a single detached garage adds further practicality. To the front, a spacious driveway offers ample off-road parking for multiple vehicles and extends down the side of the home, ensuring easy access and convenience.

