



**Selkirk Drive, Walton-Le-Dale, Preston**

**Offers Over £215,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, nestled within a sought-after residential area of Walton-le-Dale. An ideal family home, the property is conveniently located just a short drive from Preston town centre and within close proximity to a wide range of local amenities. Excellent travel links are easily accessible, including nearby Bamber Bridge and Lostock Hall train stations, along with the M6 and M61 motorways, making this an excellent choice for commuters.

Stepping into the property through the entrance porch, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the right, you will enter the spacious lounge which features a central fireplace and a large window overlooking the front aspect. Double doors lead through to the dining room which offers ample space for a large family dining table with a pleasant view over the rear garden. Completing the ground floor is the kitchen, which offers ample storage with an integrated oven and hob, along with additional space for freestanding appliances.

Moving upstairs, you will find three well-proportioned bedrooms, with bedrooms two and three benefiting from integrated storage. The three-piece family bathroom with an over-the-bath shower completes this level.

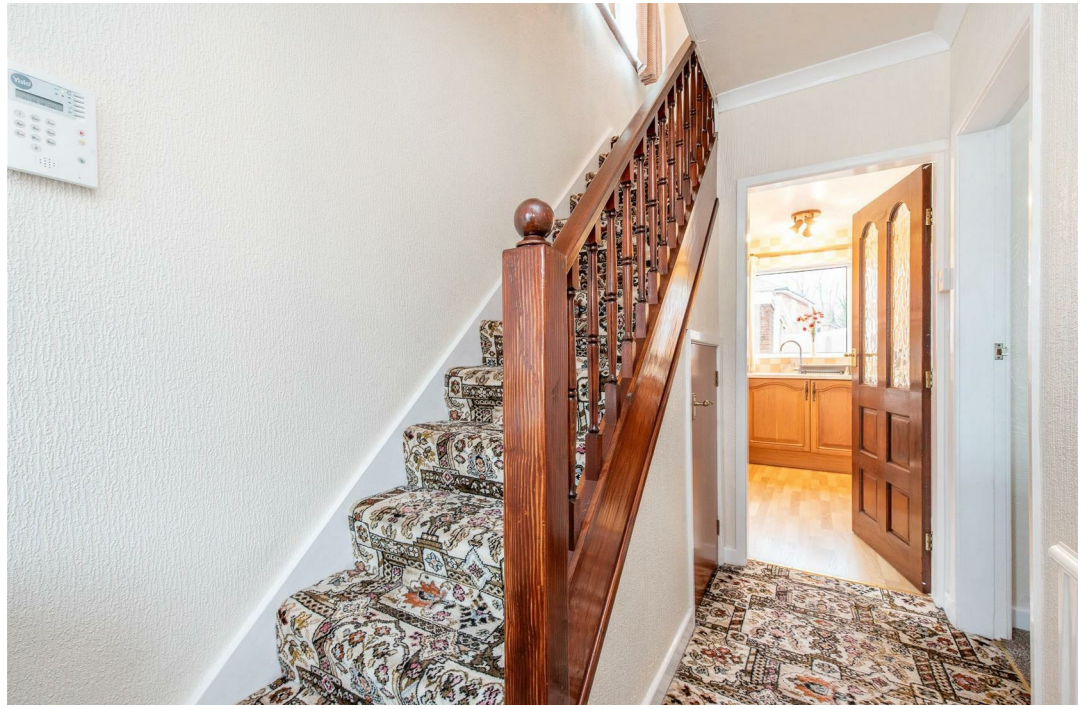
Externally, to the front is a sizeable driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the property leading to the detached single garage, which is accessed via an up-and-over door. To the rear is a generously sized garden featuring a low-maintenance artificial lawn and a flagged patio, perfect for relaxing or entertaining.

The home benefits from a new boiler installed within the last 12 months, along with new front windows and porch doors. There is also a fully boarded loft with a convenient pull-down ladder, providing excellent additional storage.

Early viewing is highly recommended to avoid disappointment.









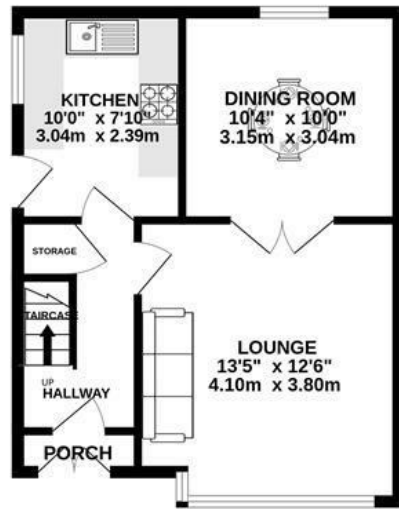
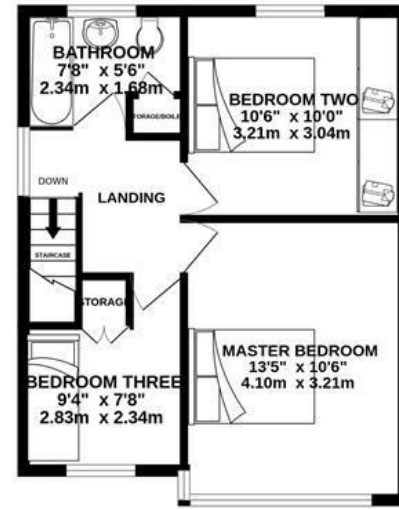
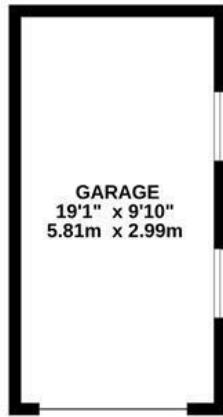




# BEN ROSE

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

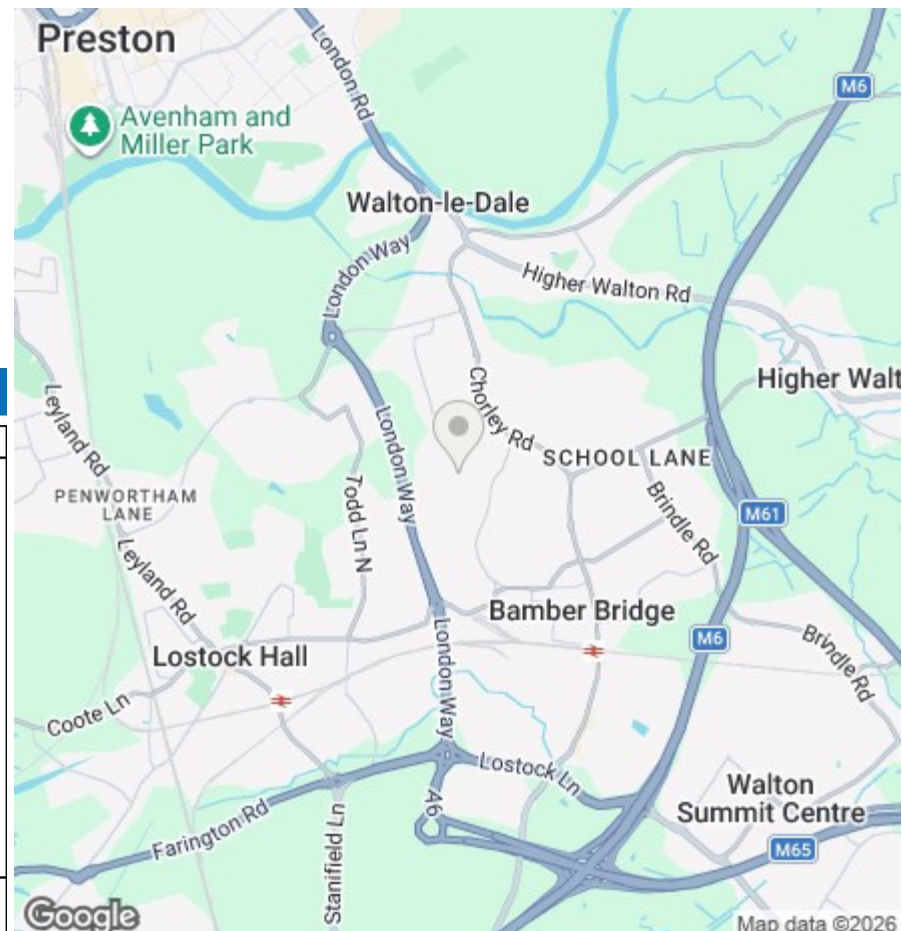


TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>76</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>			
(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		