



## The Oaks, Walton-Le-Dale, Preston

**Offers Over £285,000**

Ben Rose Estate Agents are pleased to present to market this three-bedroom detached bungalow, offered with NO ONWARDS CHAIN and occupying a desirable corner plot at the end of a quiet cul-de-sac in Walton-Le-Dale. This lovely home presents an excellent blank canvas for couples looking to place their own stamp on a well-located property. Walton-Le-Dale is highly sought-after for its blend of convenience and tranquillity, with excellent access to everyday amenities including nearby supermarkets, cafés, and leisure facilities. Travel links are superb, with regular bus services into Preston and neighbouring towns, Bamber Bridge train station just a short drive away, and quick connections to the M6, M65, and M61 motorways, making it ideal for commuting across the North West. The popular Capitol Centre retail park is also close by, along with scenic riverside walks and parks for those who enjoy the outdoors.

Stepping into the home, you are welcomed into a bright entrance hall that provides access to most of the ground-floor rooms. Positioned toward the front is the spacious L-shaped lounge/diner, offering ample room for both relaxation and dining, with sliding doors that open out onto the rear patio to create a lovely indoor–outdoor flow. The modern kitchen is fitted with integrated appliances and benefits from a second access point to the garden. Continuing along the hallway, you'll find three well-proportioned bedrooms and a three-piece family bathroom. The master bedroom further enjoys fitted wardrobes and its own three-piece en-suite shower room, adding an extra touch of comfort and privacy.

The home offers two additional double bedrooms, both generous in size and ideal for guests, home working, or hobby spaces. Completing this floor is a further three-piece family bathroom, equipped with an over-the-bath shower for added convenience.

Externally, the property features a generously sized driveway to the front with further parking available down the side, providing space for up to six vehicles in total. The driveway also leads to a detached single garage. To the rear is a private, fenced patio area that steps up to a lawned garden, which wraps around to the side of the home and offers additional space for outdoor enjoyment. A secondary seating area is perfectly positioned to capture the sun throughout the warmer months.

This wonderful property presents a rare opportunity for couples seeking a peaceful yet well-connected home that they can truly make their own.





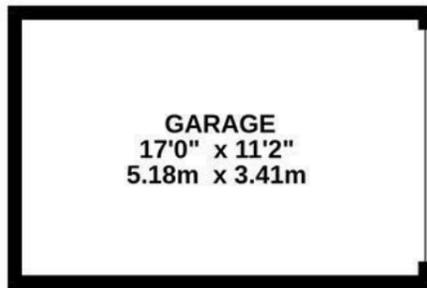
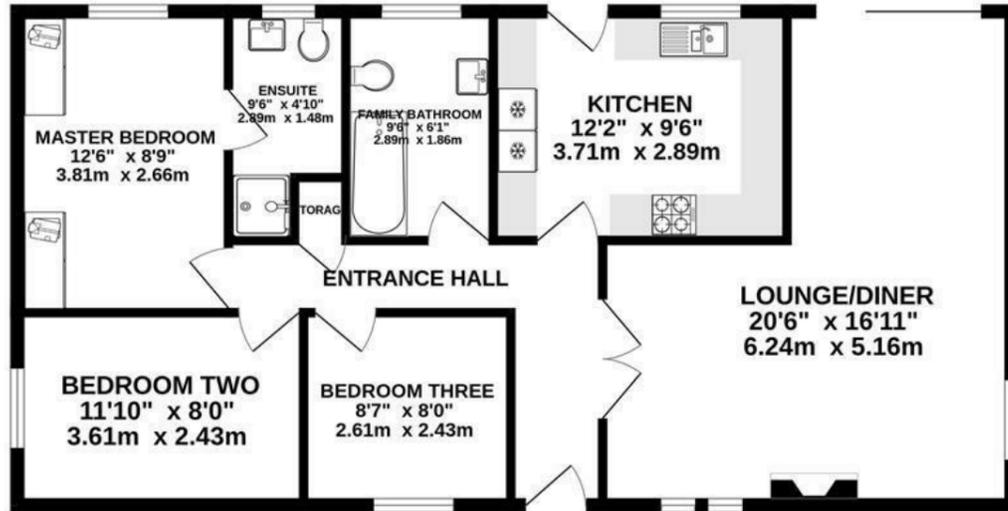








## GROUND FLOOR 1029 sq.ft. (95.6 sq.m.) approx.

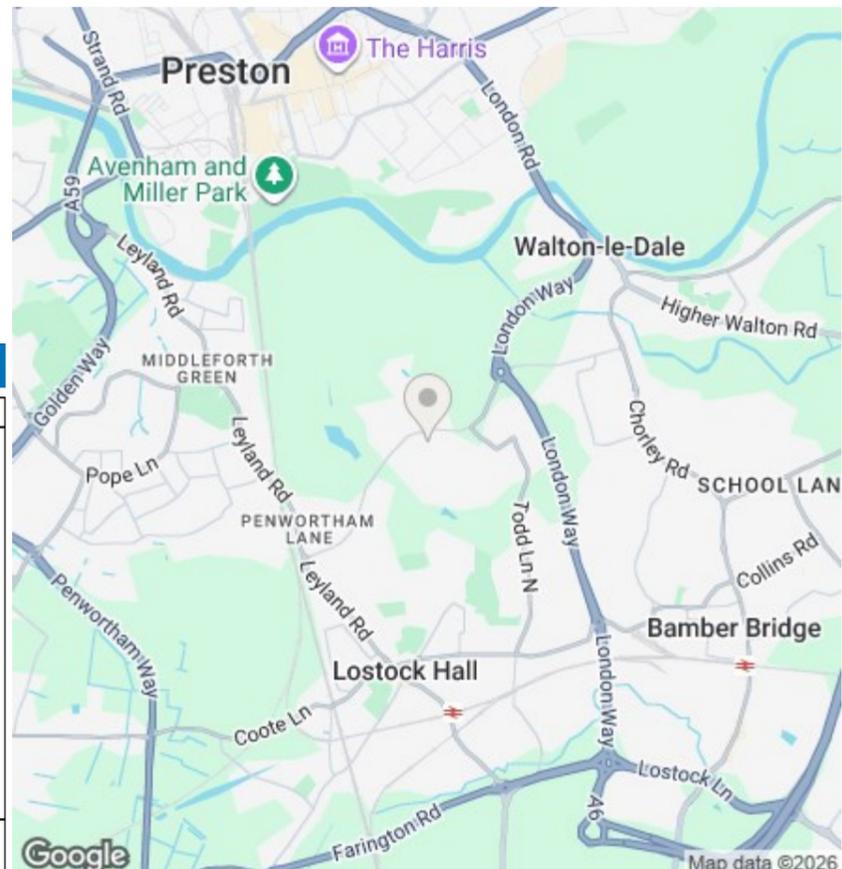


TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

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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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>65</b>	<b>70</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	