



## Kent Avenue, Walton-Le-Dale, Preston

Offers Over £245,000

Ben Rose Estate Agents are pleased to present to market this beautifully extended and renovated three-bedroom, semi-detached home in the sought-after area of Walton-Le-Dale. Nestled within a friendly neighbourhood, this stunning home has been thoughtfully designed to offer generous living spaces, perfect for families. The property benefits from excellent travel links, with easy access to the M6, M61, and M65 motorways, making commuting a breeze. Preston city centre is just a short drive away, offering a wealth of shops, restaurants, and entertainment options. Walton-Le-Dale itself boasts a selection of excellent schools, local amenities, and green spaces, ensuring convenience.

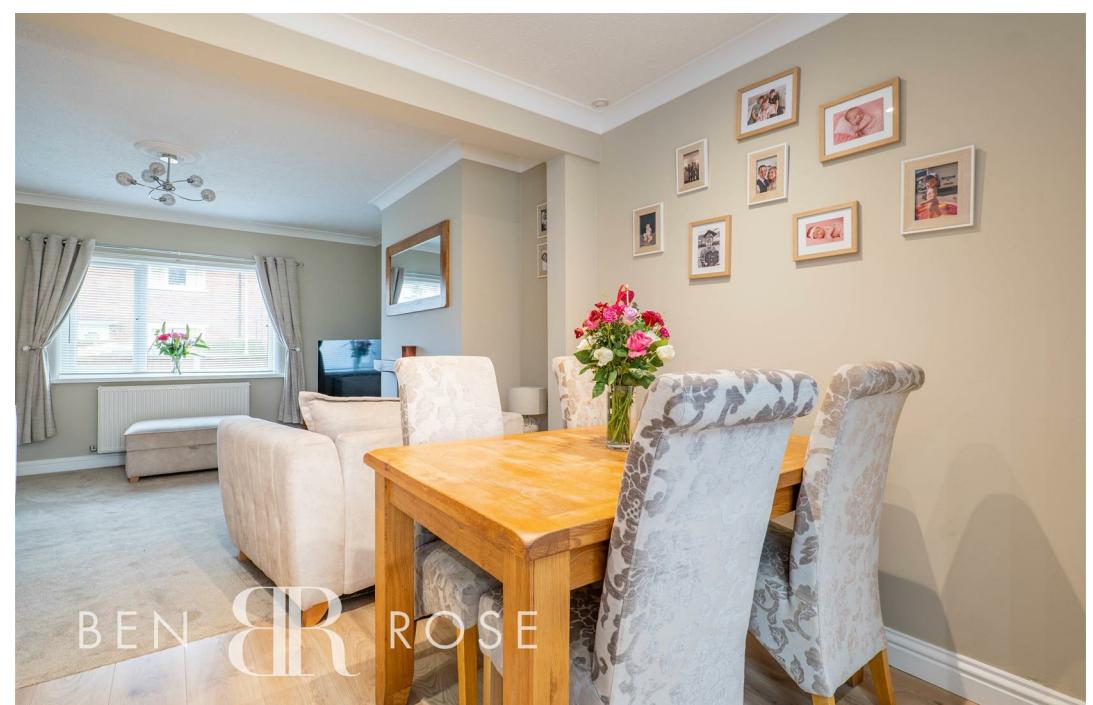
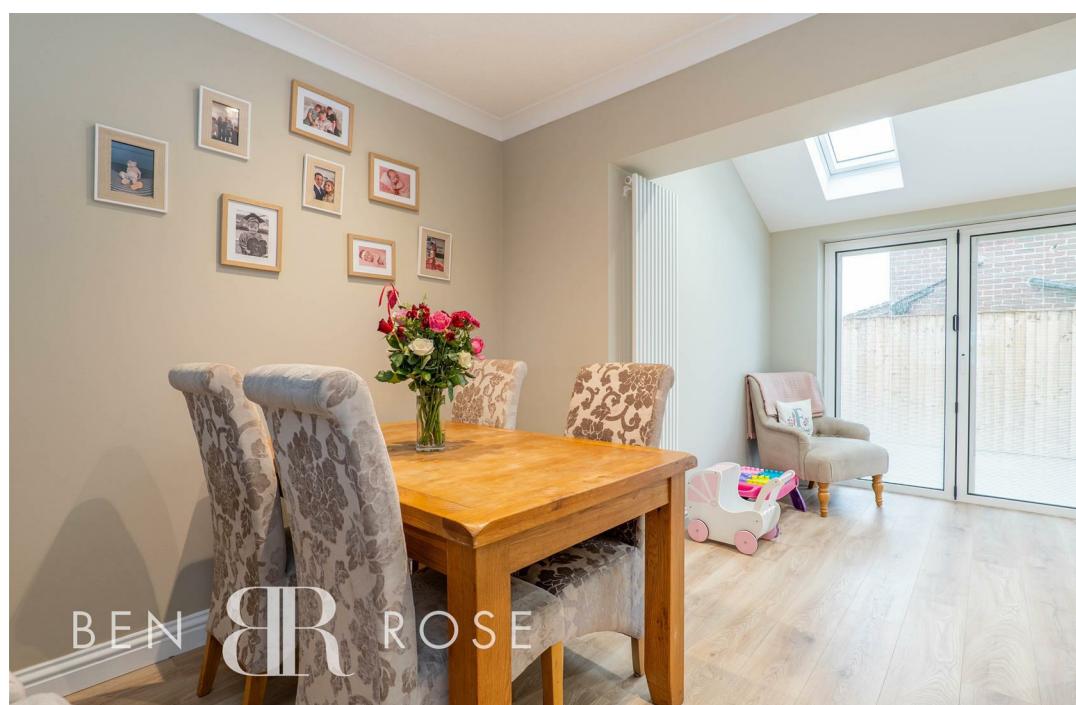
Stepping inside, you are welcomed into a bright and airy entrance hall that leads into the spacious front lounge. This cosy yet stylish space is complete with a charming log burner, creating the perfect setting for relaxing evenings. Flowing seamlessly from the lounge is the dining area, offering ample room for a large family dining table. Continuing through, you'll find the family room at the rear, bathed in natural light thanks to the impressive bi-folding doors that open onto the garden. The modern fitted kitchen, forming part of the side extension, is a true highlight of the home. It features a stylish range of units, a mix of integrated appliances, and additional space for freestanding ones, making it both practical and aesthetically pleasing. Completing the ground floor is a convenient WC.

Moving to the first floor, the home offers three well-proportioned bedrooms, all finished to a high standard. The highlight of this level is the stunning four-piece family bathroom, designed with elegance in mind. It boasts a freestanding bath, a separate walk-in shower, and contemporary fixtures, offering a luxurious retreat for relaxation.

Externally, the property sits on a corner plot with a gravel driveway to the front, providing off-road parking for two cars. To the rear, the low-maintenance garden is beautifully laid with flags, offering the perfect space for outdoor entertaining. A fantastic addition to the home is the converted garage, now serving as both a garden store and a separate annex bedroom—ideal for guests, a home office, or additional living space.

With its impressive renovations, versatile layout, and superb location, this home is a must-view for families looking for their perfect forever home.







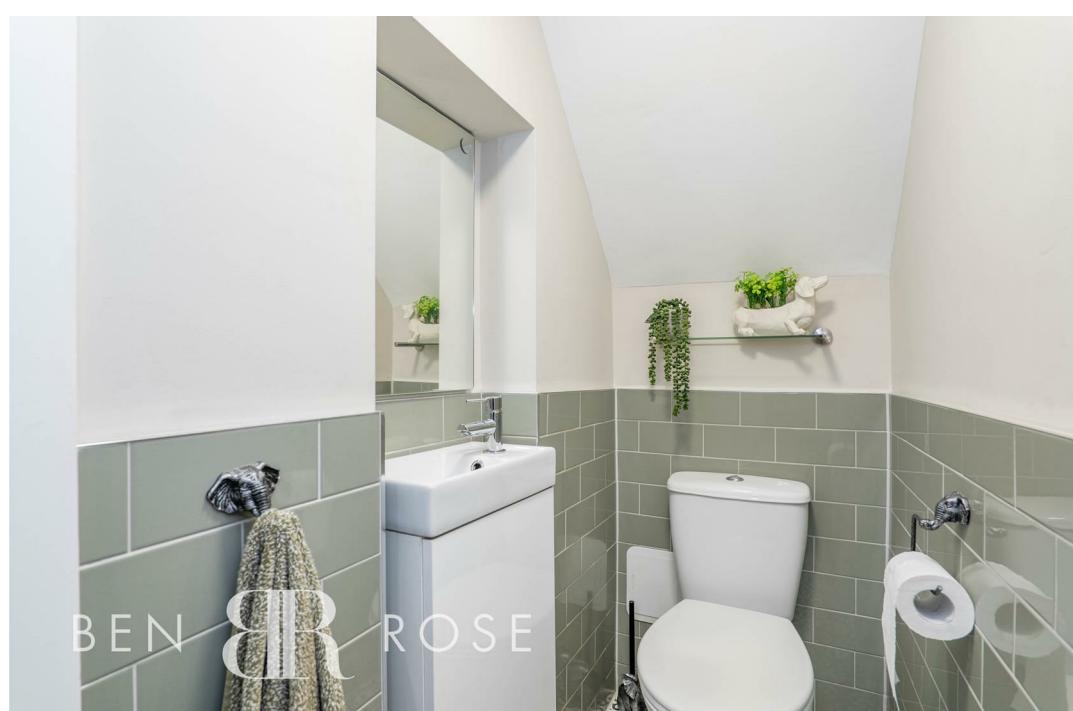
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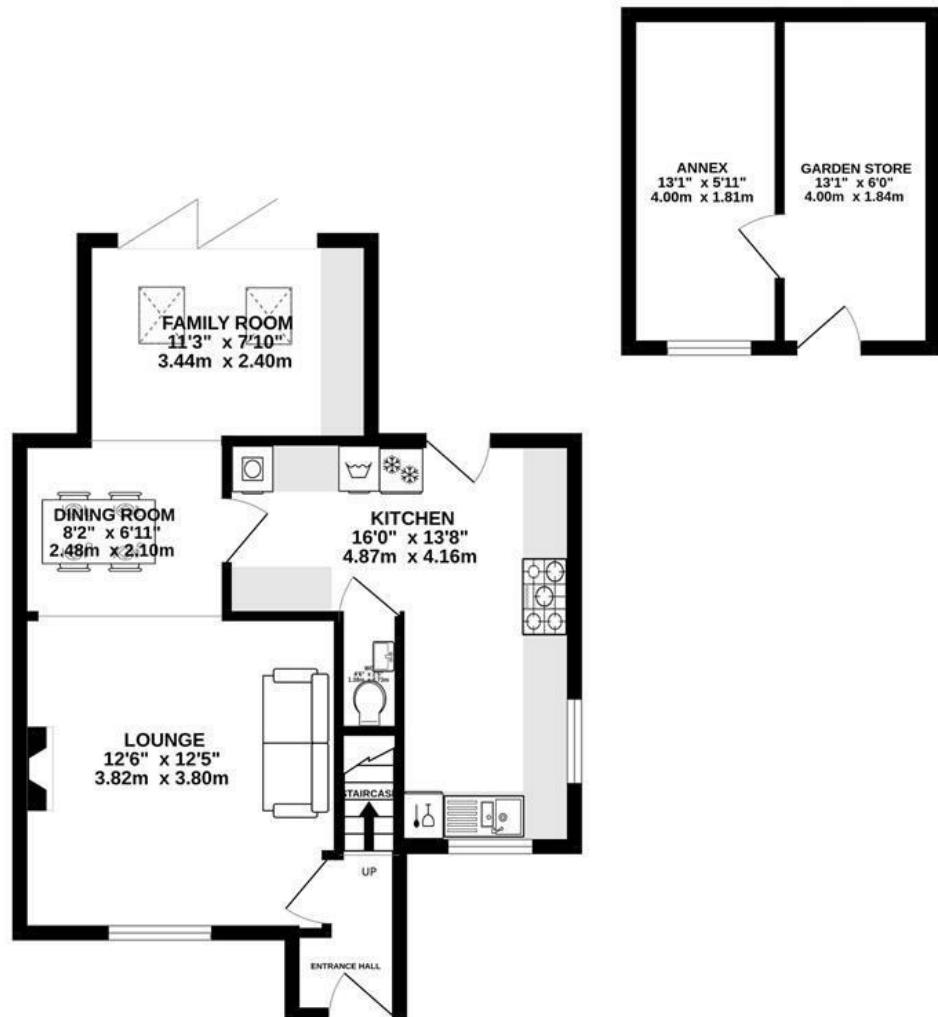
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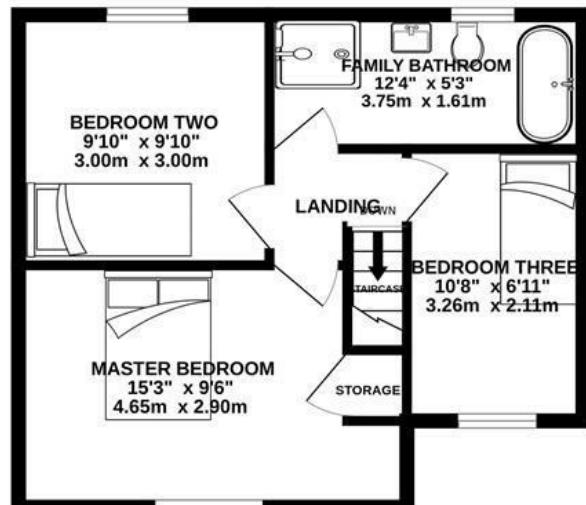


# BEN ROSE

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.4 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) 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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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