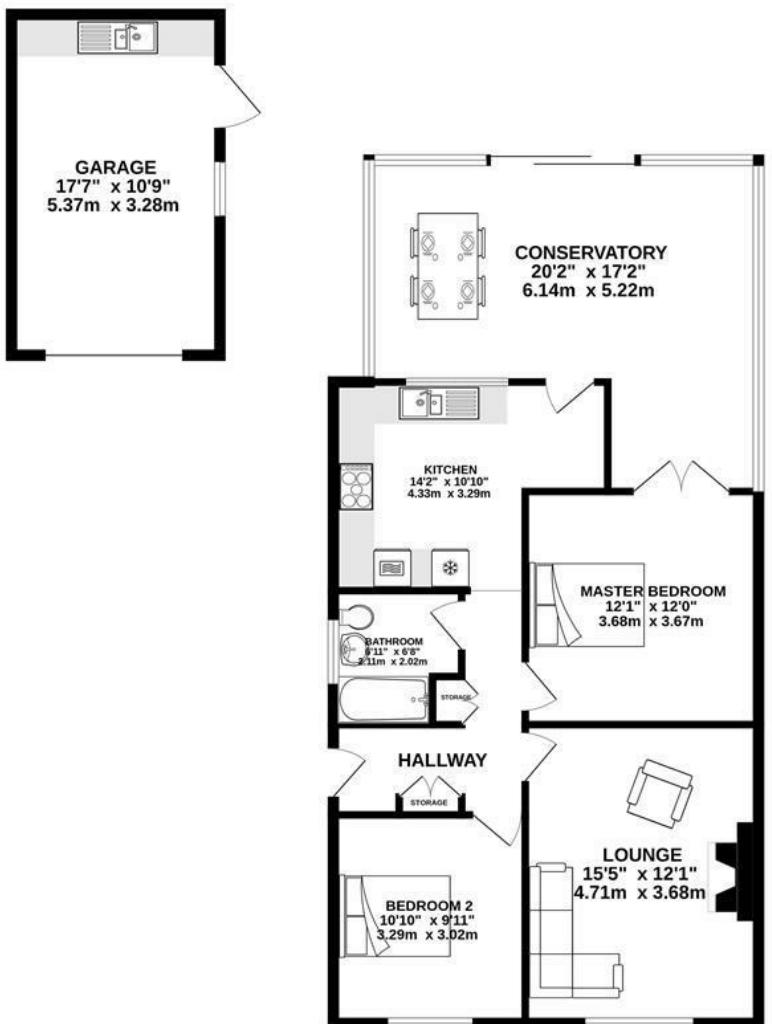


GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq ft (106.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the measurements, floor areas quoted 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			
England & Wales		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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



BEN  ROSE



Higher Walton Road, Walton-Le-Dale, Preston

Offers Over £295,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented two-bedroom semi-detached bungalow, situated in the much sought-after area of Higher Walton. The property is ideal for those seeking the convenience of single-story living with the added benefit of a large garden. Recently renovated to a high standard throughout, it is completely move-in ready. The property is conveniently located just a short drive from Preston city centre and is surrounded by excellent local schools, shops, and amenities. It also offers fantastic travel links, with nearby bus routes, train stations, and the M6 and M61 motorways.

Upon entering the property, you'll find a welcoming entrance hallway that provides access to most of the rooms. Directly across the hallway is the spacious lounge, featuring a gas fireplace and a large front-facing window that fills the room with natural light. Continuing through the hallway, you'll reach the newly fitted kitchen which boasts sleek wall and base units with complementing work surfaces. The kitchen is equipped with integrated appliances, including a fridge, freezer, double oven, hob, and dishwasher. It opens into a bright and airy conservatory at the rear. This generously sized conservatory is ideal as a dining area or family room, offering ample space for a large dining table and additional seating area. Sliding patio doors lead from the conservatory to the garden.

Moving back through the home, you'll find two well-proportioned double bedrooms and a newly fitted three-piece bathroom with an over-bath shower.

The property also features a large attic that is fully boarded and equipped with power, providing additional storage space with potential for expansion. Access is via a convenient pull-down ladder.

Externally, the front of the property boasts a well-maintained multi-car driveway. Double gates lead to a single detached garage, which is plumbed and has power, offering extra utility space with a sink and room for additional freestanding appliances. At the rear, you'll find a spectacular south-facing garden featuring a raised decked patio with illuminated stairs leading down to a beautifully landscaped lower lawn, bordered by mature trees and shrubs. The patio is an ideal spot for adding garden furniture and enjoying the stunning countryside views.

Viewing at your earliest convenience is highly recommended to avoid potential disappointment.

BEN  ROSE

T 01772 237327 | W [WWW.BEN-ROSE.CO.UK](http://WWW.BEN-ROSE.CO.UK) | E [BAMBERBRIDGE@BEN-ROSE.CO.UK](mailto:BAMBERBRIDGE@BEN-ROSE.CO.UK) | 201 STATION ROAD PR5 6LB

