



Fareham Close, Walton-Le-Dale, Preston

Offers Over £269,950

Ben Rose Estate Agents are delighted to present to the market this charming three-bedroom detached property with NO ONWARD CHAIN, located in the highly sought-after area of Walton-Le-Dale. Nestled in a quiet cul-de-sac, this would make an ideal family home, just a short drive from Preston city centre and surrounded by excellent local schools, shops, and amenities. The property also benefits from fantastic transport links via nearby bus routes, train stations, and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property through the welcoming entrance porch, you are led into a generously sized lounge, featuring a large window that overlooks the front aspect. The lounge flows seamlessly into the dining room, where an open staircase leads to the upper level. The dining area provides ample space for a family dining table and includes access to convenient understairs storage. Sliding patio doors open out to the rear garden, creating a smooth transition between indoor and outdoor spaces. From the dining room, you enter the modern kitchen, which is equipped with an integrated oven and hob, along with space for additional freestanding appliances. A single door provides direct access to the rear garden.

Upstairs, you will find three well-proportioned bedrooms. The master bedroom benefits from integrated storage and a private en-suite shower room. Additional storage is available on the landing, and a contemporary three-piece family bathroom completes this level.

Externally, the front of the property features a private driveway with parking for two vehicles, as well as an additional off-road parking space. An EV charger is installed at the front, ensuring convenient charging for electric vehicles. There is also up-and-over access to the attached garage, which comes equipped with power and lighting.

To the rear, a charming south-facing garden offers a low-maintenance patio area with steps leading down to a second secluded patio - perfect for relaxing or entertaining in the sunshine.











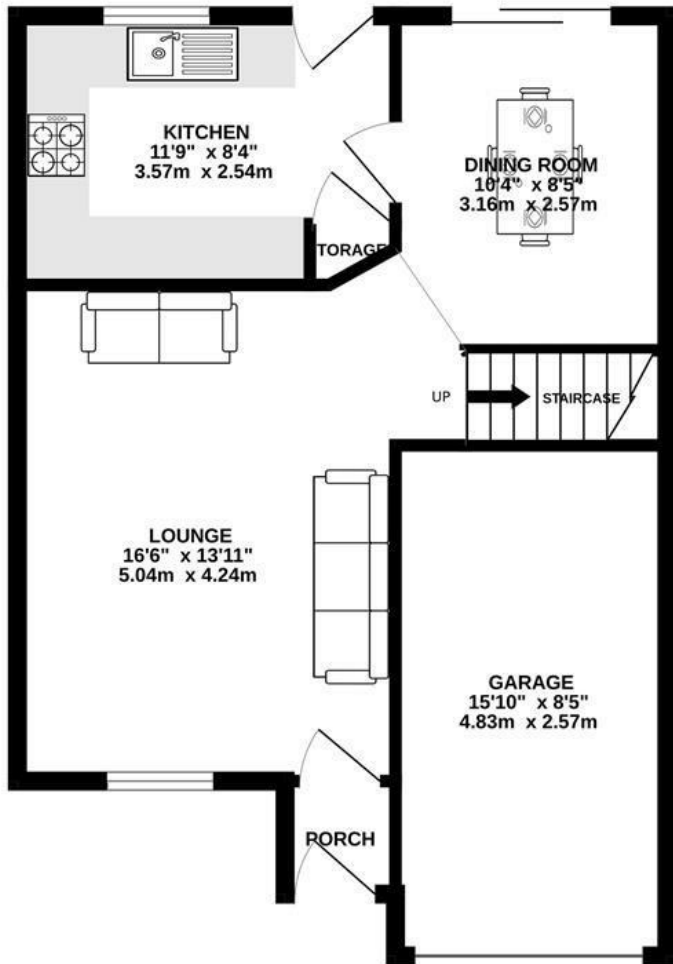




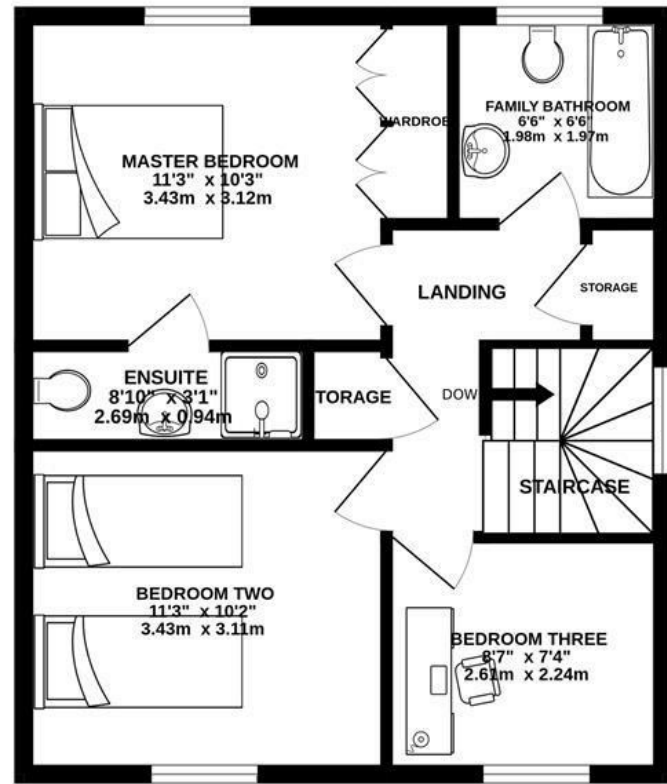




GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

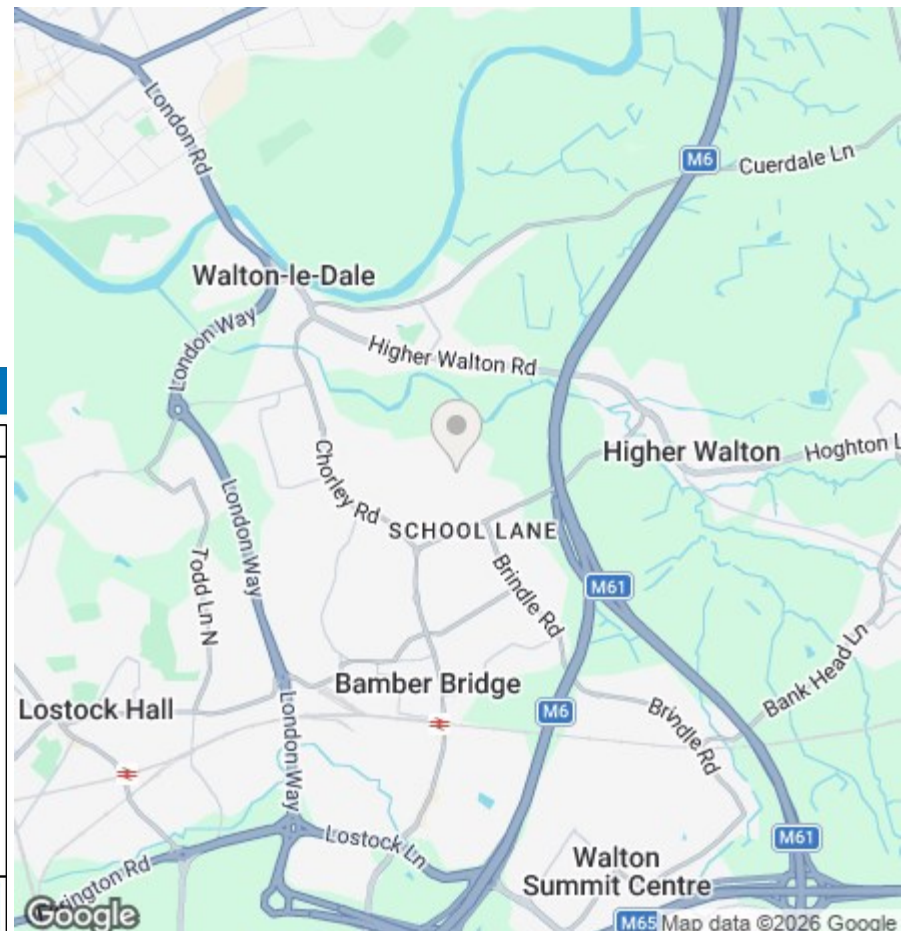


TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

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		85
(69-80) C	69	
(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 (CO₂) 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	