



**Rydal Avenue, Walton-Le-Dale, Preston**

**Offers Over £185,000**

Ben Rose Estate Agents are pleased to present to market this well-proportioned three-bedroom semi-detached home, situated within a friendly and peaceful cul-de-sac in the highly regarded area of Walton-Le-Dale, Preston. Offering generous and versatile living accommodation, this property is ideally suited to families seeking a comfortable home in a convenient yet quiet setting. Walton-Le-Dale benefits from a wide range of local amenities including supermarkets, independent shops, schools and leisure facilities, all within easy reach. Preston city centre is just a short drive away, providing an extensive selection of retail, dining and entertainment options. The area is exceptionally well connected, with nearby train stations such as Preston offering direct routes to major cities, regular bus services running locally, and excellent access to the M6, M61 and M65 motorways for commuters travelling across the North West.

Upon entering the home, you are welcomed by an entrance hall that provides access to the staircase leading to the first floor. From here, you step into the spacious open plan styled lounge, a bright and inviting room centred around a charming feature fireplace, creating a cosy focal point for family evenings. The layout flows seamlessly into the dining room, offering ample space for family meals and entertaining guests. The ground floor also benefits from an additional reception room, providing excellent flexibility and ideal for use as a snug, home office or play room depending on your needs. The kitchen completes the ground floor accommodation, offering practical worktop space and storage.

Heading upstairs, the landing leads to three bedrooms, two of which are generous doubles with plenty of space for freestanding furniture. The third bedroom is perfectly suited as a child's room, nursery or study. The family bathroom serves all bedrooms and is fitted with a three-piece suite, providing a functional and well-laid-out space for everyday family life.

Externally, the property boasts a multi-car driveway to the front, alongside a neatly maintained lawn and mature flower beds that enhance the home's kerb appeal. To the rear, you'll find a fully fenced garden designed with low maintenance in mind, featuring astroturf and a paved seating area ideal for outdoor furniture and summer gatherings. There is also access to the garage, offering additional storage or secure parking. With its spacious layout, versatile living areas and desirable cul-de-sac location, this home presents a wonderful opportunity for families looking to settle in a well-connected and welcoming community.









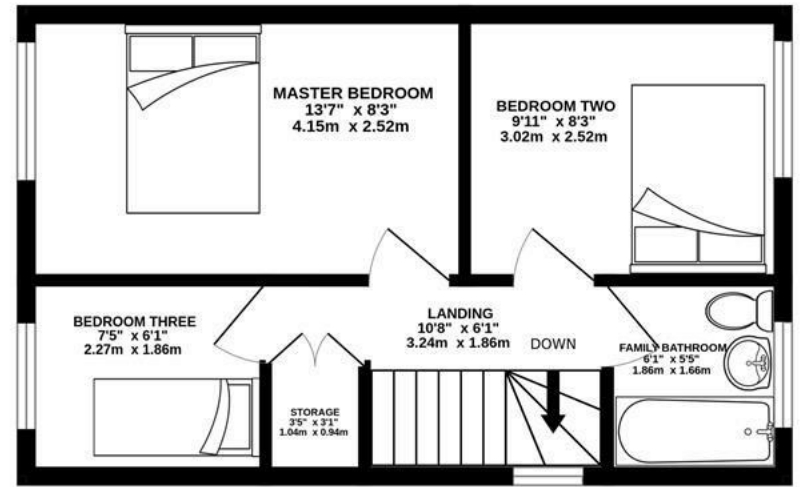
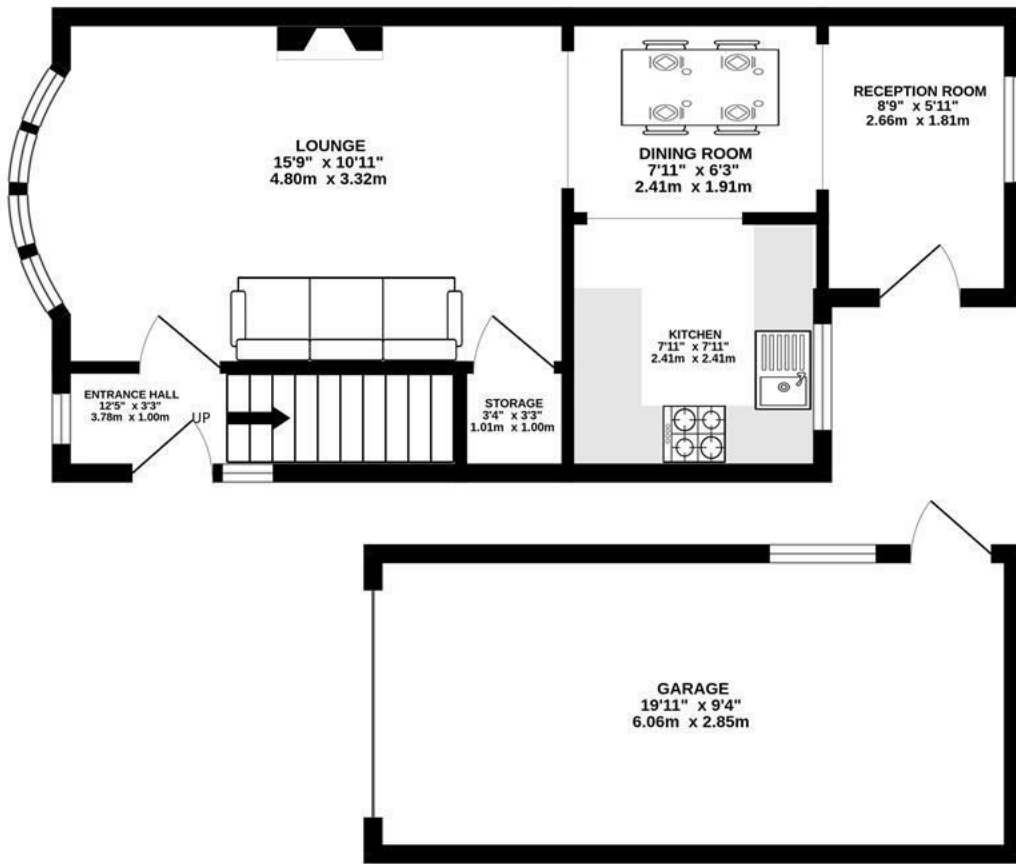




# BEN ROSE

**GROUND FLOOR**  
577 sq.ft. (53.6 sq.m.) approx.

**1ST FLOOR**  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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>	<b>83</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 energy efficient - higher running costs	
<b>53</b>	
<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

