BEN ROSE



Renshaw Drive, Walton-Le-Dale, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom detached home, ideally positioned within the popular residential area of Walton-le-Dale. Ideal for families, the property offers generous living space both inside and out and benefits from a range of excellent local amenities, along with easy access into Preston city centre.

Local shops, schools, and everyday facilities are all close by, while Cuerden Valley Park is also within easy reach, offering beautiful woodland, parkland, and walking routes. The property is particularly well connected for commuters, with regular bus services and convenient road links into Preston and the surrounding areas. The M6 and M65 motorways are also readily accessible, providing excellent connections throughout Lancashire and beyond.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the left, you will enter the spacious lounge, which features a charming central fireplace and large window overlooking the front aspect. From here, you will move through to the dining room, which offers ample space for a large family dining table and benefits from double doors leading through to the conservatory at the rear. The bright and airy conservatory provides versatile additional living space and benefits from newly updated doors, windows and roof. Double patio doors open directly onto the rear garden.

Completing the ground floor is the modern kitchen, which offers ample storage and a range of integrated appliances, including an oven, hob, fridge, microwave, washing machine, and dishwasher. The kitchen also benefits from convenient access to the understairs storage, while a single door provides access to the side of the property.

Moving upstairs, you will find three well-proportioned bedrooms and a contemporary three-piece family bathroom with an over-the-bath shower.

Externally, to the front is a well-maintained garden alongside a private driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the property, where double gates lead through to the rear garden. Here, you will find access to the single detached garage, which is equipped with power and lighting and offers additional storage and utility space.

The impressive rear garden is generously sized, featuring a patio and spacious lawn, along with a sheltered gazebo area with electric points, creating a cozy outdoor space perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.










PUT A CORK IN IT




PUT A
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10:27








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FOOD













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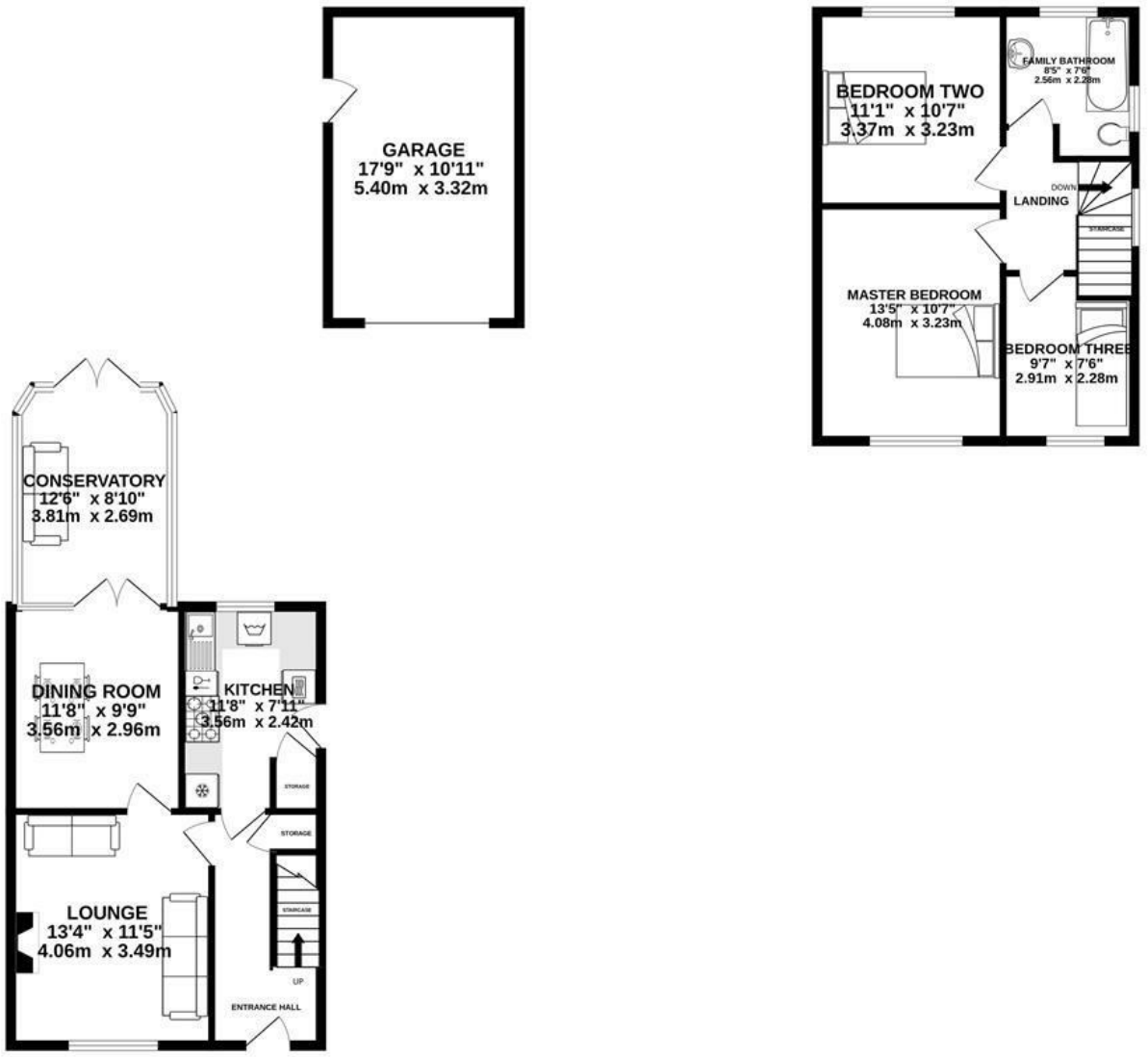


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GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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