BEN ROSE



York Close, Walton-Le-Dale, Preston

Offers Over £180,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom semi detached home, situated within the popular residential area of Walton-le-Dale. Offering well-proportioned accommodation throughout, a modern fitted kitchen diner and attractive gardens to both the front and rear, this lovely home would make an ideal purchase for first-time buyers, couples or small families looking for a property that is ready to move into. The property has also recently benefited from the installation of a new front door and high-quality, energy-efficient uPVC double glazing, adding further appeal and helping to improve its overall efficiency. Ideally positioned for access to the amenities of Walton-le-Dale and neighbouring Preston, residents can enjoy a variety of local shops, supermarkets, schools and leisure facilities close by. The area is particularly convenient for commuters, with regular bus services providing links into Preston city centre and surrounding areas, whilst Bamber Bridge railway station and Preston railway station offer further connections across the North West and beyond. Excellent road links are also available via the A6, A582 and nearby M6 motorway, making journeys towards Manchester, Blackpool and the wider motorway network easily accessible. The nearby Capitol Centre also provides an excellent selection of retail outlets, restaurants and everyday amenities.

Internally, the property begins with a welcoming reception hall, which immediately creates a bright and airy first impression and provides access to the staircase leading to the first floor, along with the main ground floor accommodation. Positioned to the left is the spacious front-facing lounge, a comfortable reception room featuring a window overlooking the front garden and attractive communal gardens beyond. The room benefits from a wall-mounted electric fire set upon the chimney breast, attractive laminate plank flooring and useful understairs storage, whilst a connecting door leads through to the kitchen diner at the rear. This provides a lovely sociable space, fitted with a modern range of kitchen units and a selection of integrated appliances, alongside room for a small dining table. Matching laminate plank flooring continues through the room, whilst two side-facing windows and a further rear-facing window allow plenty of natural light to fill the space, with the latter enjoying views over the garden. An external door also provides convenient access directly onto the rear patio, making this a particularly practical arrangement for everyday living and entertaining.

Moving upstairs, the first-floor landing provides access to two well-proportioned bedrooms and the family bathroom. The master bedroom is positioned to the front of the property and benefits from a front-facing window, creating a pleasant and naturally bright sleeping space. Bedroom two is a further double bedroom, enjoying views over the rear garden and offering flexibility for use as a child's bedroom, guest room or home office, depending on the needs of the next owner. Completing the accommodation is a three-piece family bathroom, comprising a shower bath with an overhead shower, wash basin and WC, with tiled flooring completing the space.

Externally, the property enjoys an attractive frontage, with a gated, gravelled garden featuring a central paved area and providing a pleasant approach to the home. A flagged pathway runs along the side of the property, leading through to the rear garden. The home also benefits from an appealing communal lawned garden to the front, providing an additional sense of openness, with a large feature tree and further mature trees bordering the left-hand side. To the rear, there is a generously sized lawned garden, offering plenty of space for outdoor relaxation, children's play or summer gatherings. Enjoying a good degree of privacy and not being directly overlooked, the garden provides a peaceful and tranquil setting, making it an ideal space to unwind and enjoy the outdoors. A paved patio extends across the back of the property, creating an ideal seating and entertaining area, further enhanced by a sheltered open timber-frame lean-to with polycarbonate roofing, allowing the space to be enjoyed in a variety of weather conditions. Overall, this is a fantastic opportunity to acquire a semi-detached home that combines attractive presentation, practical living accommodation and generous outdoor space, all within a convenient and well-connected Walton-le-Dale location.





T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB















T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB











T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB





T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB





T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB



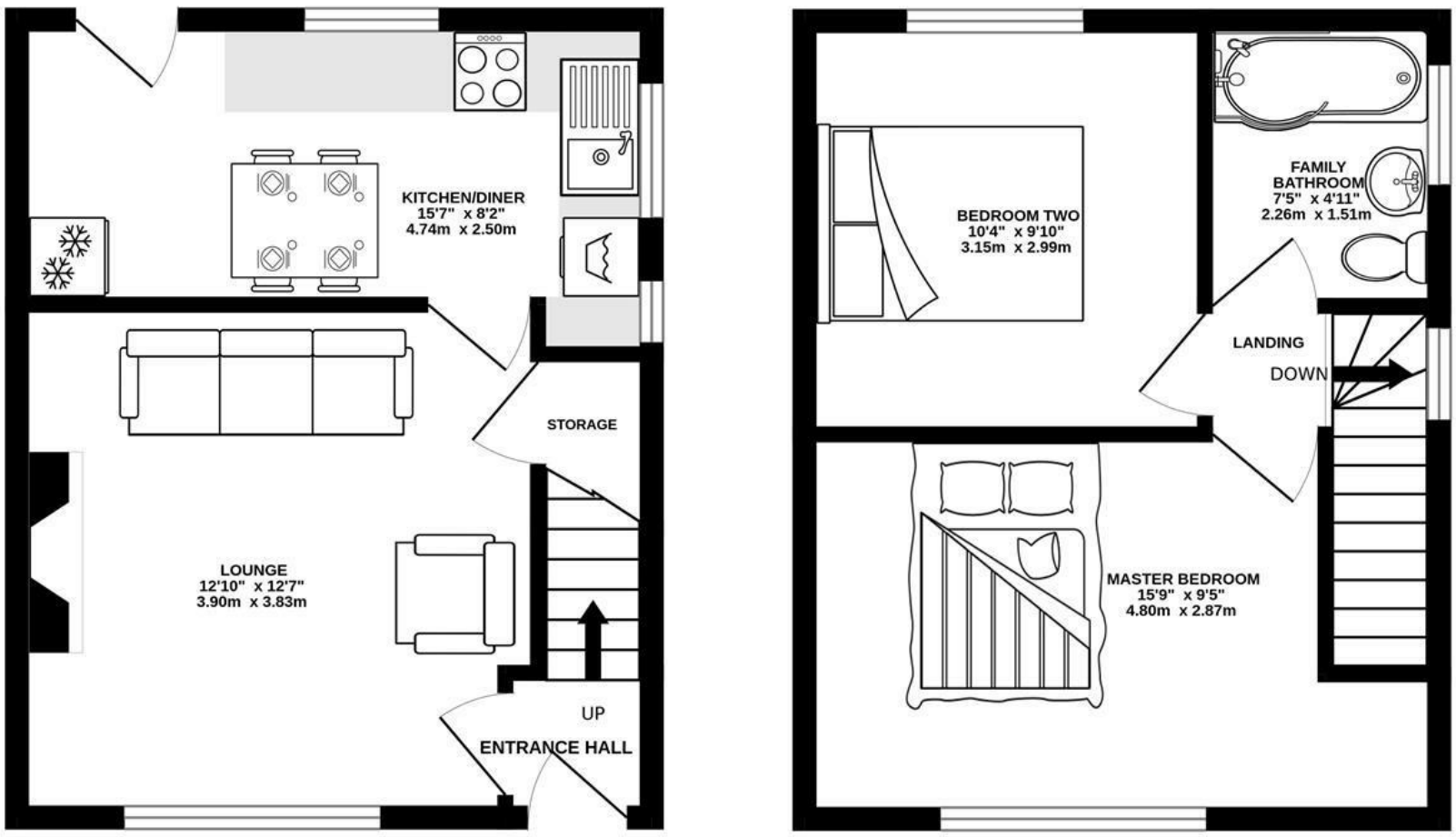




BEN ROSE

GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.

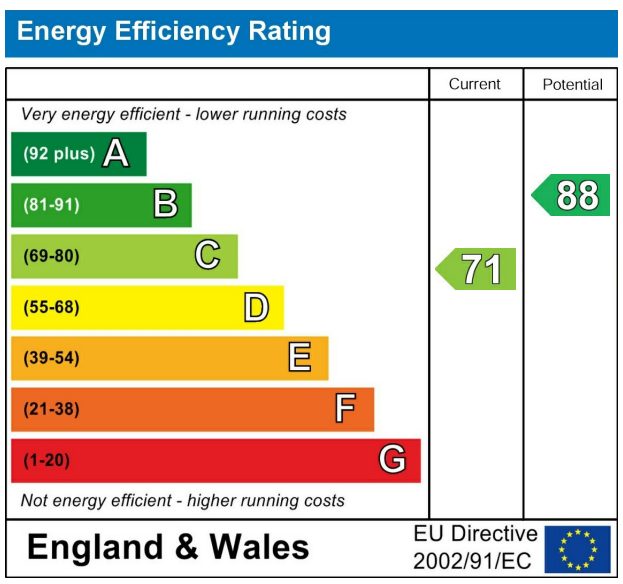
1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.

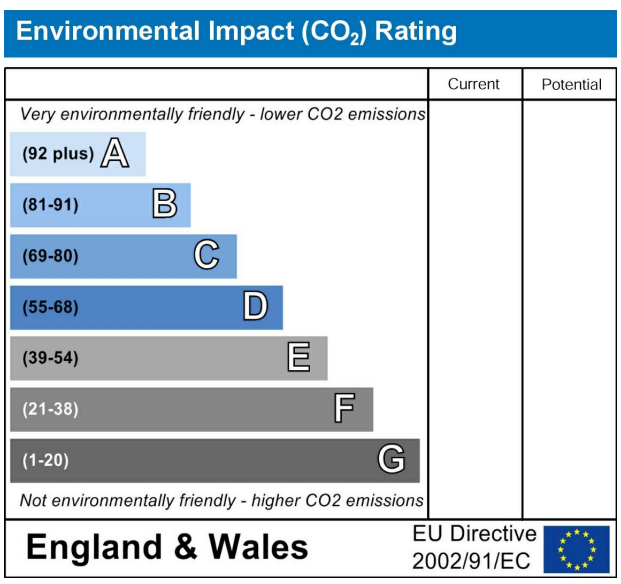


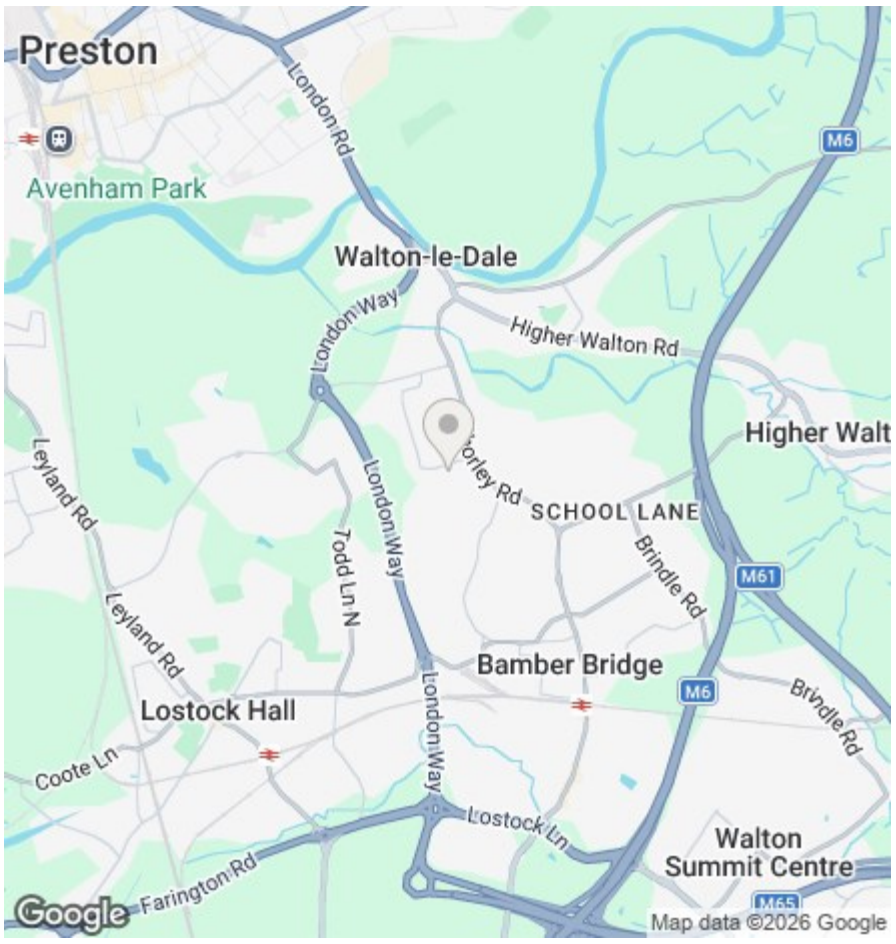
TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

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.
Made with Metropix ©2026

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.







T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB