BEN ROSE



Severn Drive, Walton-Le-Dale, Preston

Offers Over £210,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached property situated in a sought-after area of Walton-Le-Dale. This lovely home is being presented with NO ONWARD CHAIN and offers fantastic potential for those looking to place their own stamp on a property, making it an ideal opportunity for first-time buyers or anyone seeking a project. Positioned on a quiet residential street, the home enjoys close proximity to a range of local amenities including shops, cafes, and well-regarded schools. Excellent travel links are within easy reach, with Bamber Bridge and Preston train stations nearby, as well as regular bus services connecting to surrounding areas. The M6, M61, and M65 motorways are all just a short drive away, providing superb commuter access to Preston, Chorley, and Blackburn.

Stepping inside, you are welcomed into a bright reception hall with the staircase located just off to the side. From here, you'll find the spacious front lounge featuring a charming fireplace, perfect for creating a cosy focal point. The lounge opens seamlessly into the dining room, offering a natural flow for family meals or entertaining guests. To the rear, a conservatory provides an excellent additional living space, filled with natural light and overlooking the garden – ideal for relaxation throughout the seasons. The kitchen is located towards the rear of the home and includes an integrated oven along with convenient side access to the driveway.

Moving upstairs, the first floor hosts three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, offering ample storage space, while the second bedroom – previously used as a craft room – presents great versatility to suit your needs. The third bedroom would make an ideal single room, nursery, or home office. Completing the floor is a three-piece shower room with a walk-in shower, wash basin, and WC.

Externally, the property benefits from a driveway with space for one car, leading up to a single detached garage, providing both parking and additional storage. The front garden offers a welcoming approach with potential for landscaping or decorative planting. To the rear, you'll find a beautifully kept garden with multiple seating areas and a meandering path that leads to the far end, surrounded by mature plant beds and greenery. This outdoor space offers a peaceful retreat and ample opportunity for outdoor entertaining or gardening.

Offered with no onward chain, this property presents a superb opportunity to create a wonderful family home or first step on the property ladder. With its convenient location, generous garden, and excellent potential, it truly provides a fantastic blank canvas to make your own.




Montpellier






FRIENDS
Welcome
FAMILY by
Appointment














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Dettol
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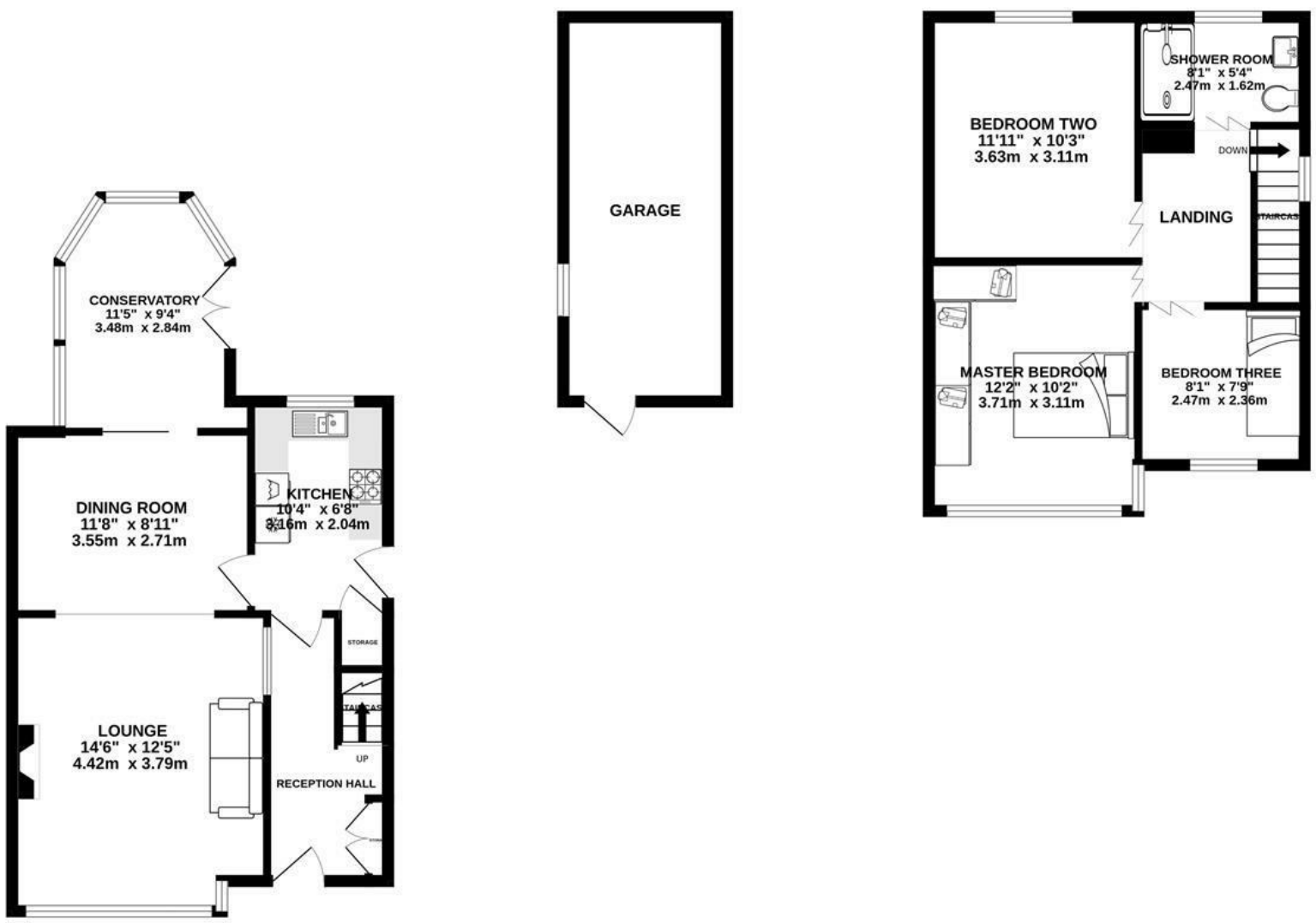




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GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

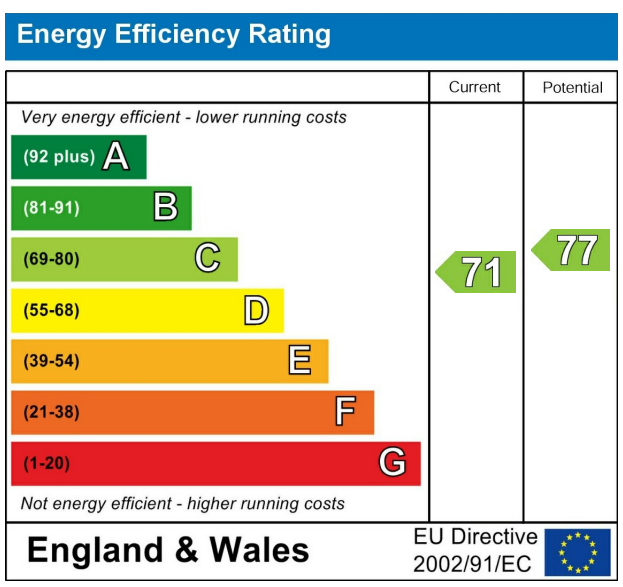
1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.

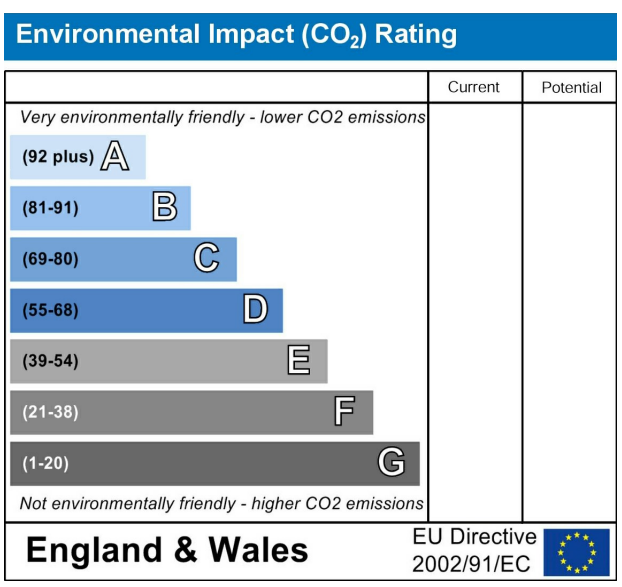


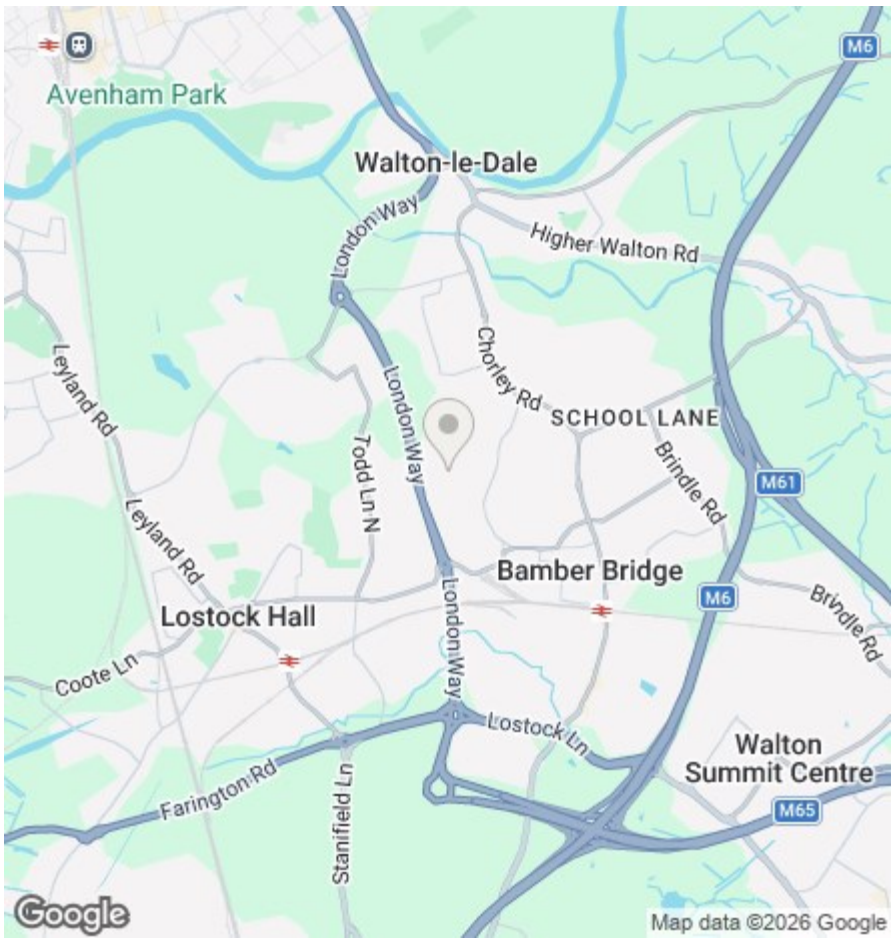
TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

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.







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