



**Higher Walton Road, Higher Walton, Preston**

**Offers Over £190,000**

Ben Rose Estate Agents are pleased to present to market this beautiful, NO CHAIN, three bedroom, terrace in a sought after area of Higher Walton. This gorgeous house is filled with character and the current owner has put a lot of time and passion into making the ideal home including a full rewiring as well as an entirely new kitchen and bathroom. The property is ideally placed only a short drive into Preston City Centre and is surrounded by superb local schools, supermarkets and amenities. There are also fantastic travel links via the nearby train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering the hall you are immediately greeted by a welcoming entrance hall with warm oak engineered floors and high ceilings adorned with crown molding that set the tone for the rest of the home. To the front is the spacious and bright lounge with a magnificent stone fireplace. The space is ideal for relaxing and socialising and has an airy and refreshing atmosphere. Continuing through is the dining room with yet another eye-catching fireplace. Double patio doors leading to the yard keep the space filled with natural light. Completing the floor is the lengthy kitchen with quartz worktops and integrated appliances. There is more than enough room for all your cooking needs as well as practical storage options both under the stairs and in the form of cupboards. Externally there is a separate utility room that is ideal for a washing machine and dryer.

Moving to the first floor you will find an open landing with an impressive stained glass skylight allowing natural light to reach the otherwise darker part of the house. Three well sized spacious double bedrooms can be found on this floor with Bedroom Two, which overlooks the garden offering a built-in wardrobe and an original fireplace. Completing the floor is the new three piece family bathroom.

Externally the house offers a private low maintenance rear yard with a patio area. There is ample parking both on the road and down the side of the house. Overall this property has been finished to a tasteful and high standard and would make an ideal home for those looking to move into a house with character and charm.





































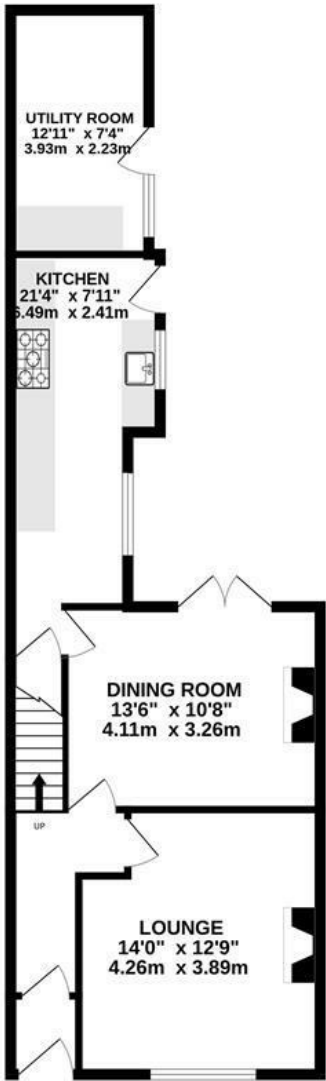




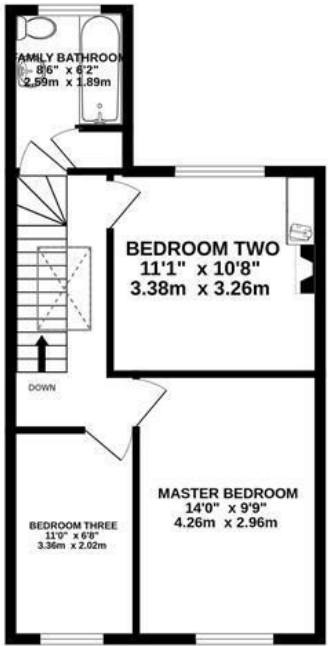


# BEN ROSE

GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.




TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	78
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	

