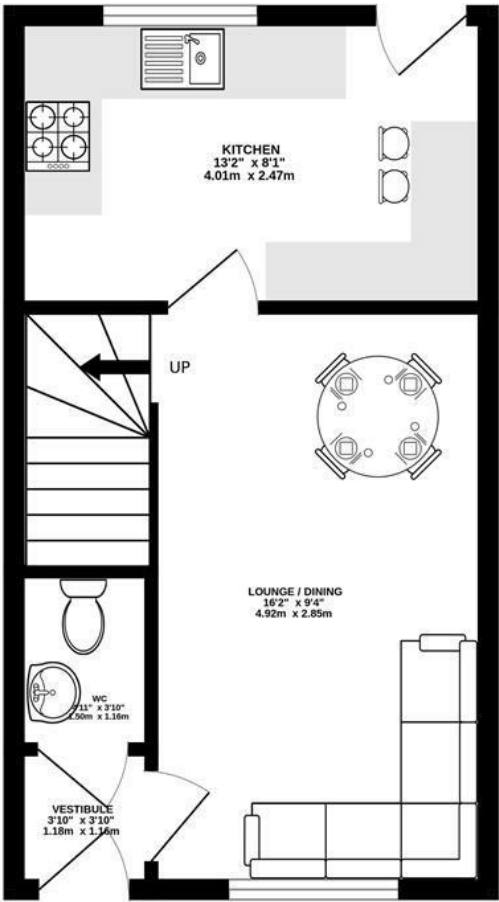
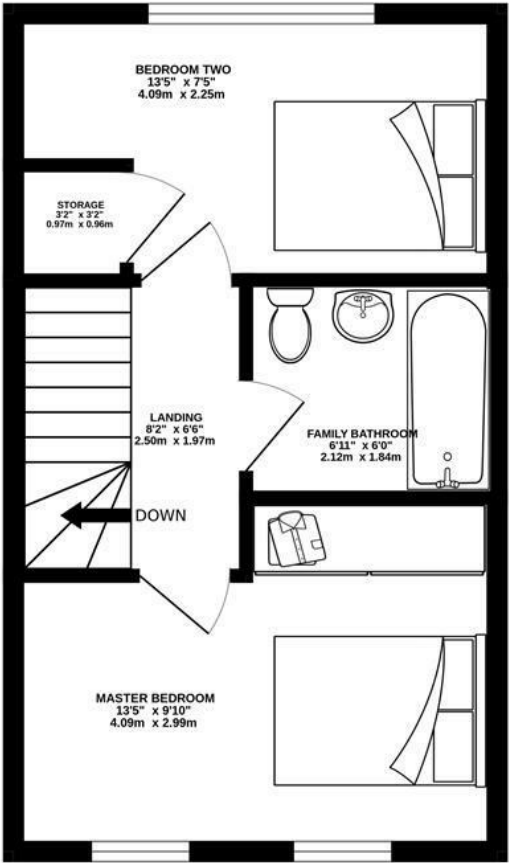


GROUND FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

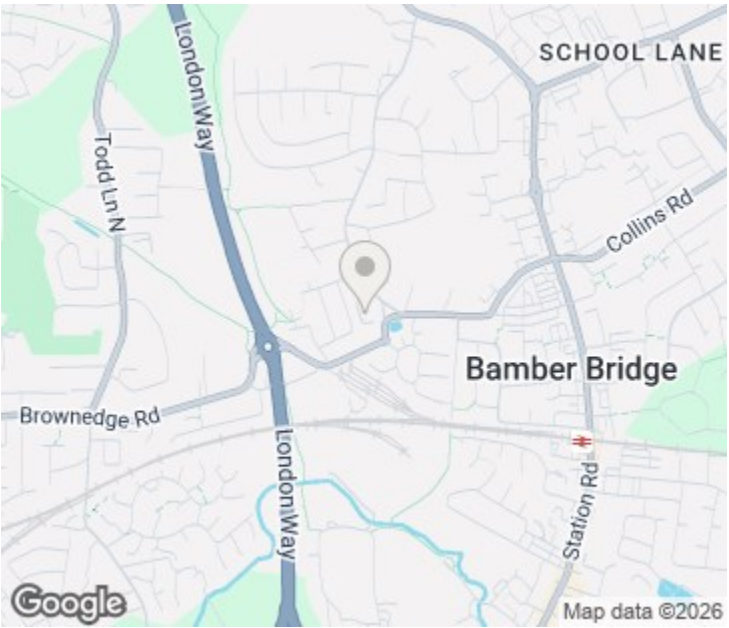
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>                          |                         |           |
| (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>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 |           |



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## Fountains Reach, Walton-Le-Dale, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom mid-terrace home situated in the sought-after area of Walton-Le-Dale, Preston. Offering modern accommodation throughout, this charming property is ideal for couples, first-time buyers or those looking to downsize. Conveniently located, the home enjoys excellent access to a range of local amenities including shops, supermarkets, cafés and leisure facilities, whilst nearby Preston city centre provides an even wider selection of retail, dining and entertainment options. Commuters will benefit from easy access to the M6, M61 and M65 motorways, as well as nearby bus routes and Preston Railway Station, offering direct links to Manchester, Liverpool and London.

Upon entering the property, you are welcomed into a vestibule which provides access to a convenient ground floor WC before leading through to the spacious lounge. Filled with natural light, this inviting living space offers ample room for both relaxation and dining, making it perfect for everyday living and entertaining guests. From here, stairs lead to the first floor, whilst to the rear of the home is the modern kitchen. Well-designed and practical, the kitchen features ample worktop space, plentiful cabinetry for storage and a useful breakfast bar, creating an excellent space for cooking and casual dining.

To the first floor, the landing provides access to two generously sized double bedrooms. The second bedroom benefits from built-in storage, whilst the spacious master bedroom is further enhanced by fitted wardrobes, offering excellent storage solutions. Completing the accommodation is the contemporary three-piece family bathroom, finished to a modern standard and comprising a bath with overhead shower, wash basin and WC.

Externally, the property benefits from a driveway to the front providing off-road parking for up to two vehicles. To the rear, the low-maintenance garden has been thoughtfully designed to maximise enjoyment throughout the year, featuring a paved seating area, artificial lawn and secure surrounding fencing, creating an ideal space for outdoor dining, entertaining or simply unwinding. Combining modern interiors, practical living space and a convenient location, this attractive home presents an excellent opportunity for couples seeking a property ready to move straight into.

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T 01772 237327 | W [WWW.BEN-ROSE.CO.UK](http://WWW.BEN-ROSE.CO.UK) | E [BAMBERBRIDGE@BEN-ROSE.CO.UK](mailto:BAMBERBRIDGE@BEN-ROSE.CO.UK) | 201 STATION ROAD PR5 6LB

