BEN ROSE



North Ribble Street, Walton-Le-Dale, Preston

Offers Over £129,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced home in the popular residential area of Walton-le-Dale, Lancashire. Brimming with character, the property beautifully combines traditional period features with practical modern improvements, making it an ideal purchase for first-time buyers, couples or anyone seeking a home with personality. High ceilings, decorative plasterwork, traditional cornicing and original internal doors create a wonderful sense of heritage throughout, while the spacious reception rooms and generously sized kitchen diner offer excellent everyday living space. Conveniently positioned close to local shops, supermarkets, eateries and leisure facilities, including those at the nearby Capitol Centre, the property is well placed for enjoying everything the area has to offer. Preston city centre is within easy reach, providing an extensive range of shopping, dining and entertainment options, alongside excellent public transport connections. Bamber Bridge and Preston railway stations offer services to destinations across the North West and beyond, while local bus routes and the nearby Preston Park & Ride provide convenient access to the city. For commuters, the M6, M61 and M65 motorways are also accessible, making travel towards Manchester, Blackburn, Chorley and other surrounding towns straightforward.

Stepping inside, the welcoming entrance vestibule immediately sets the tone, with a feature tiled wall adding an attractive touch of character before leading through to the spacious front lounge. This inviting reception room benefits from an impressive bay-fronted window, allowing plenty of natural light to fill the space, while a cast-iron multi-fuel stove sits within an exposed brick fireplace recess to create a cosy focal point. Integrated storage cupboards with traditional panelled doors sit either side of the fireplace, providing useful storage while complementing the home's period styling. To the rear, a door leads into a small hallway, where the staircase rises to the first floor and a further doorway opens into the generously proportioned kitchen diner. Offering an excellent space for both everyday living and entertaining, this room features a modern fitted kitchen with a range of integrated appliances, complemented by a practical breakfast bar with brick-built detailing and a dedicated wine storage feature. Tiled flooring provides a durable finish, while a rear-facing window above the kitchen sink and a small bay window within the dining area bring in natural light from different aspects. Additional character comes from the traditional pulley-operated, ceiling-mounted wooden clothes airer, alongside feature kitchen lighting and a contemporary four-light pendant above the dining table. Under-stairs storage provides further practicality, while an external door gives direct access to the rear yard.

Ascending to the first floor, the landing leads to two well-proportioned bedrooms and the family shower room. The master bedroom is positioned at the front of the property and enjoys a pleasant outlook through its front-facing window. A particularly attractive feature is the decorative period fireplace, complete with an ornate white surround, black cast-iron insert and stone hearth, which provides a beautiful reminder of the home's heritage. An original recessed storage cupboard with traditional panelled doors offers valuable built-in storage while retaining the room's character. Bedroom two overlooks the rear of the property and benefits from vinyl plank flooring and a further original integrated storage cupboard with traditional panelled doors, making it a practical and versatile space for guests, a home office or additional bedroom furniture. Completing the first floor is the three-piece family shower room, which was refurbished approximately two years ago and features a corner shower, decorative vinyl flooring and half-height wooden panelling for a traditional finish. The property also benefits from loft access via a hatch with a fitted ladder, providing convenient access to the roof space.

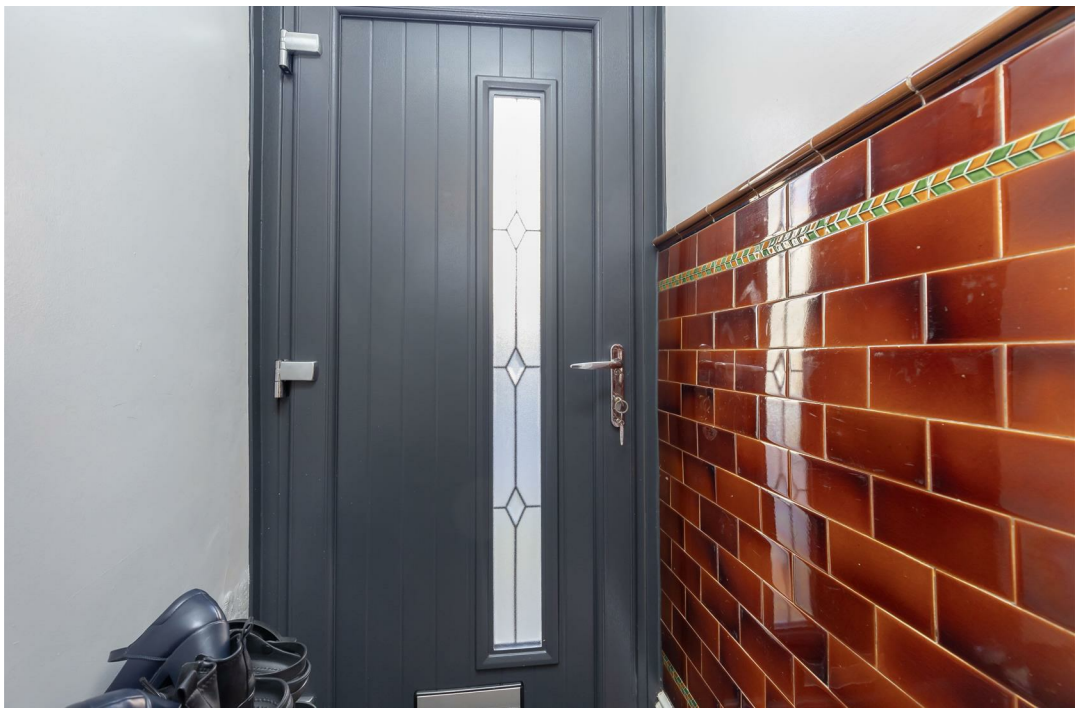
Externally, residential parking is readily available to the front of the property, offering convenience for homeowners and visitors alike. To the rear, a walled yard with flagged flooring provides a low-maintenance outdoor space, ideal for enjoying a morning coffee, relaxing in the fresh air or creating a small seating area during the warmer months. A traditional stone-built outhouse offers useful additional storage, while a gate in the rear corner provides access to the service road.

The property has also benefited from a number of improvements over recent years, including replacement windows and front and rear doors approximately eight years ago, along with replacement guttering and fascias fitted around two years ago. The boiler was installed approximately four years ago and has been serviced annually, with the latest service completed in October 2026; relevant documentation, service certificates and manuals are available for inspection. Roofing maintenance is also scheduled, including attention to slipped slates, chimney flashing and the securing of chimney pots, alongside improvements involving a new membrane, timber beams and slates, lead flashing around the chimney and work to the chimney pots. Combining attractive period features, generous living accommodation and a convenient location, this characterful home represents an excellent opportunity for first-time buyers and couples looking to take their first step onto the property ladder, with plenty of charm and practical features to appreciate.


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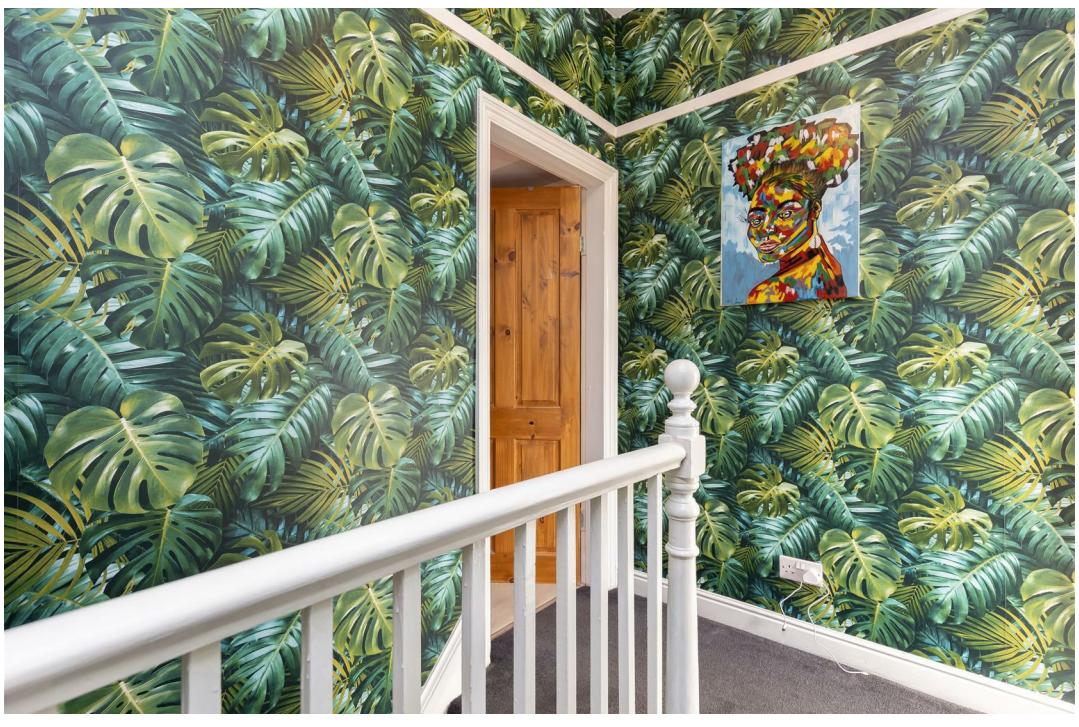
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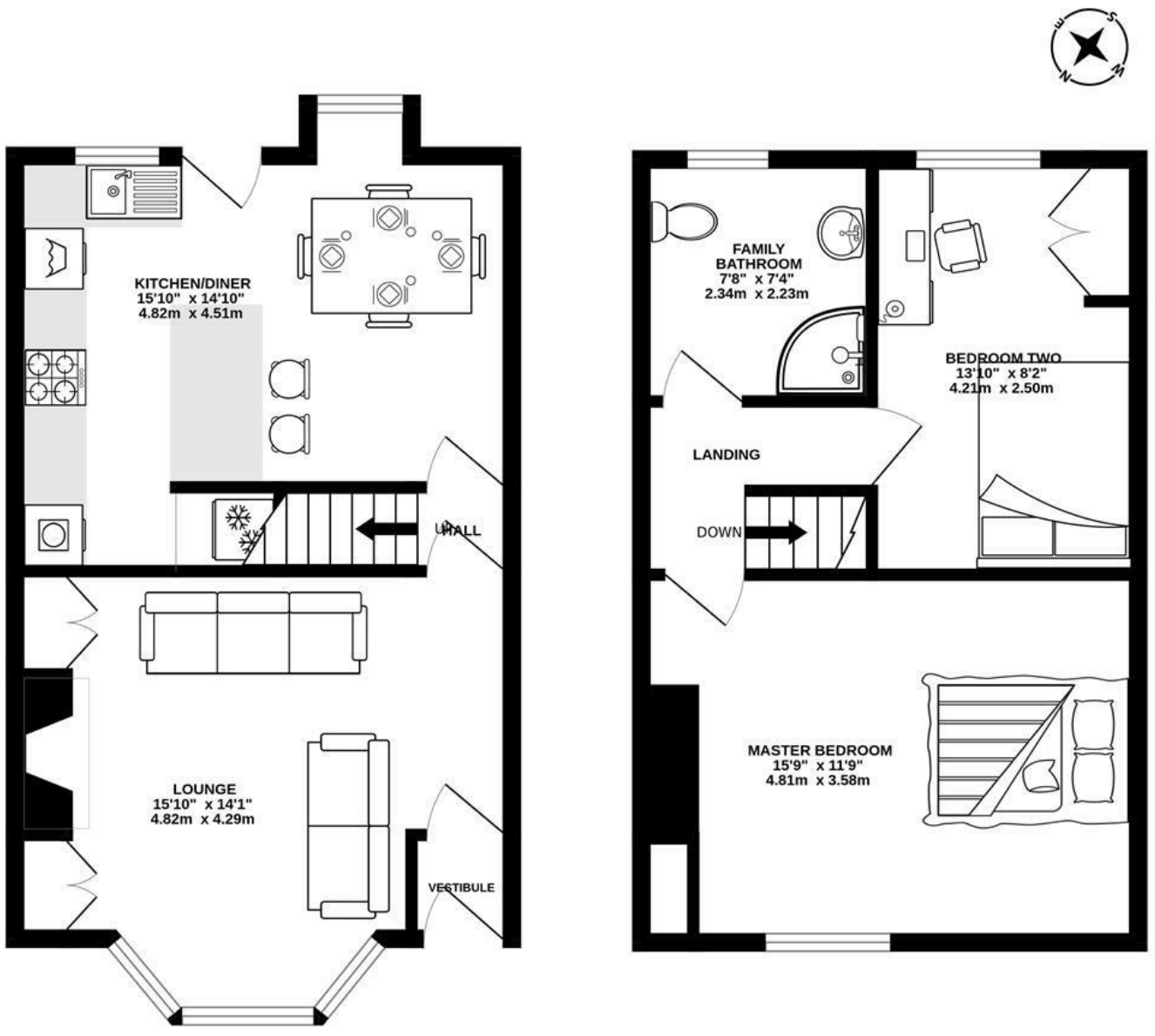




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GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

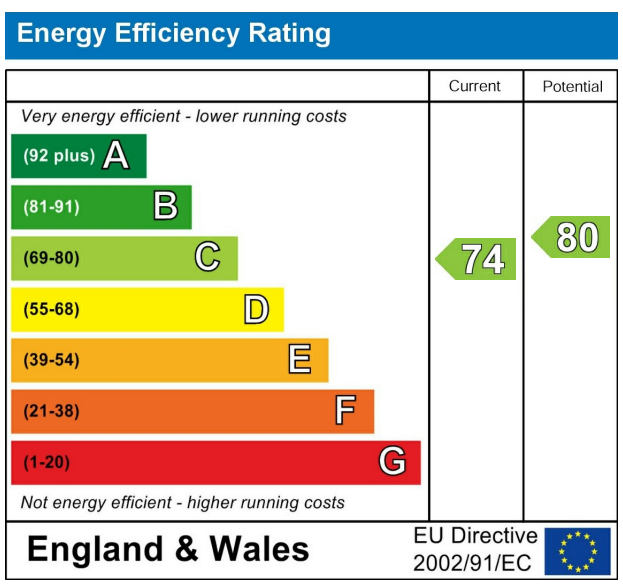
1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.

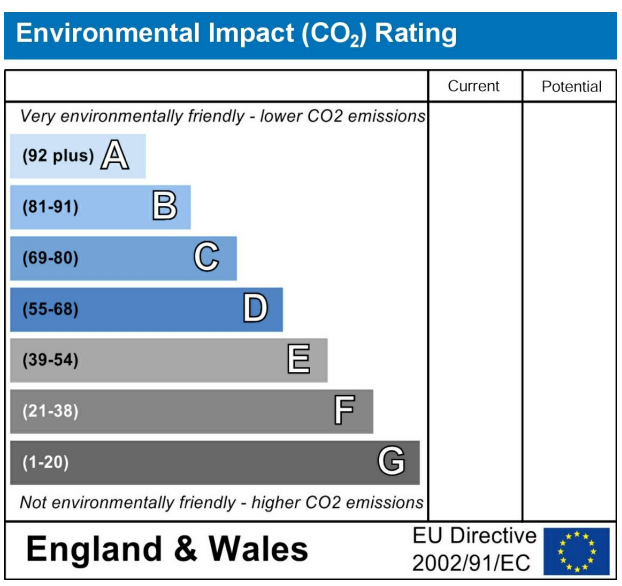


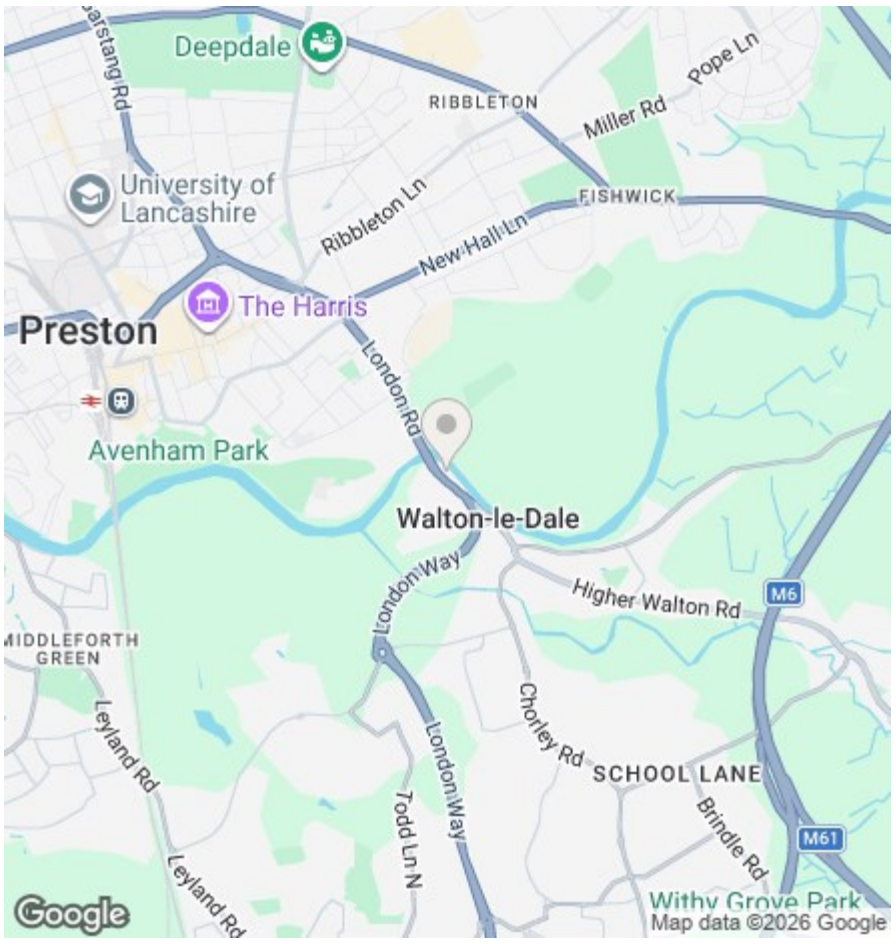
TOTAL FLOOR AREA : 783 sq.ft. (72.8 sq.m.) approx.

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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