



Bannister Hall Drive

Offers Over £184,995

Ben Rose Estate Agents are pleased to present to market this attractive semi-detached home, ideally positioned within the sought-after area of Higher Walton. Offering well-presented accommodation, an impressive open-plan living space and a south-facing rear garden, this property is an excellent choice for couples seeking a comfortable home in a well-connected location. Excellent bus links provide convenient access to Preston and Blackburn, whilst the M6, M61 and M65 are all within easy reach for those commuting further afield. Local amenities are close by, with Preston and Blackburn offering an extensive range of shops, restaurants and leisure facilities.

Stepping inside, the entrance hall provides access to the ground floor accommodation, including a modern shower room. The real highlight is the impressive full-length open-plan lounge, dining area and kitchen, creating a sociable and versatile space ideal for modern living. The lounge benefits from a charming bay window to the front, whilst the dining area enjoys French doors opening directly onto the garden. The bespoke fitted kitchen features a breakfast bar and integrated appliances, including a fridge freezer and washing machine.

Moving upstairs, the first floor provides three bedrooms. The master bedroom is a well-proportioned double, complemented by a further double bedroom, whilst the third bedroom is a useful single and could also suit a home office or dressing room.

Externally, the property benefits from a shared driveway, with double gates leading to the rear where there is a small garage/workshop and paved parking for one car. The low-walled front garden features a lawn area. To the rear is a particularly appealing south-facing garden, featuring a wooden decking patio directly outside the French doors and a further raised decking area with pergola, providing an inviting spot for outdoor seating and entertaining. Overall, this delightful home combines versatile accommodation, attractive outdoor space and excellent transport links.







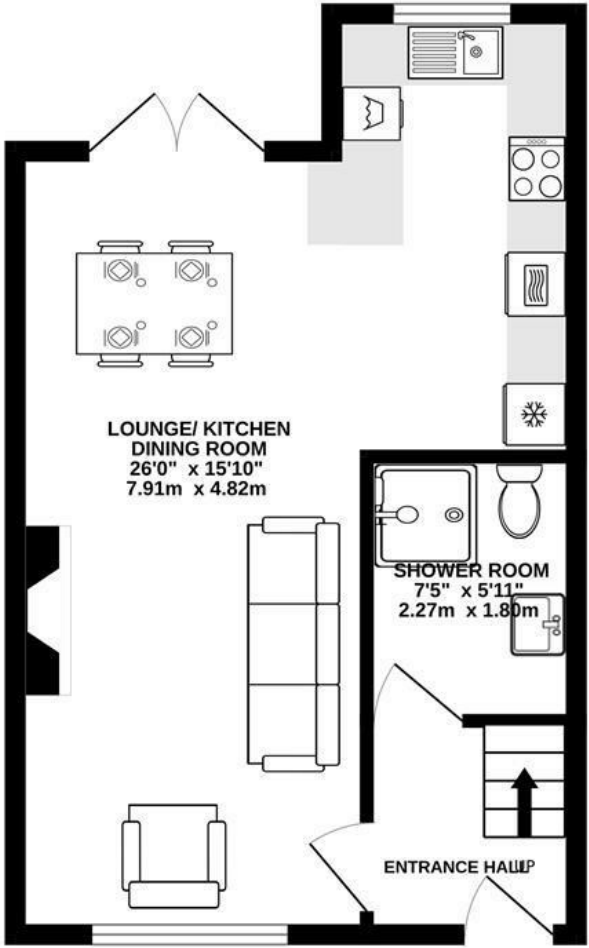




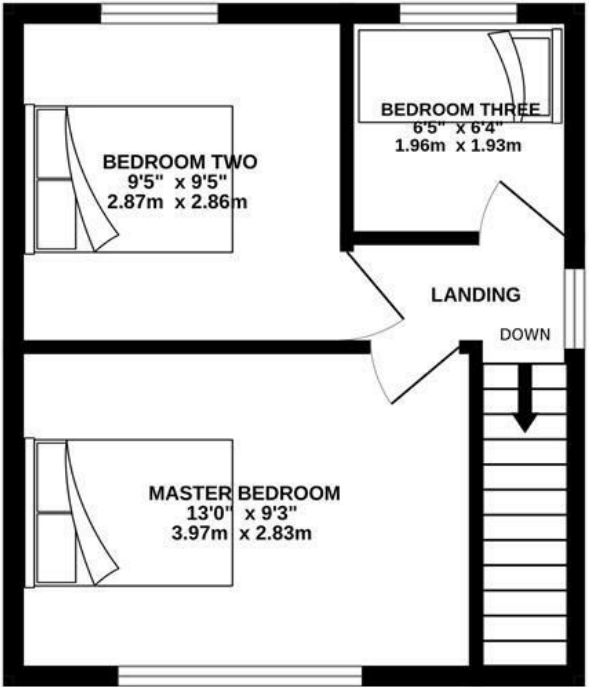


BEN ROSE

GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

