



## **Victoria Road, Walton-Le-Dale, Preston**

**Offers Over £149,950**

Ben Rose Estate Agents are pleased to present to market this well-presented end terrace home, ideally suited to families and couples alike. Situated within close proximity to Preston City Centre, this property enjoys a highly convenient location with a wide range of amenities nearby, including shops, restaurants, leisure facilities and well-regarded schools. Preston railway station offers direct services to major destinations, while excellent road links via the M6 and M61 provide easy access for commuters travelling further afield.

Entering the property, you are welcomed into a bright and contemporary open plan living space that seamlessly combines the lounge, dining area and kitchen. This modern layout creates an excellent sense of flow and is perfect for both everyday living and entertaining. The stylish fitted kitchen is complete with a central island, built-in fridge/freezer and oven, while French doors lead directly from the kitchen area out to the rear yard, allowing plenty of natural light to flood the space.

The first floor offers three well-proportioned bedrooms, including a generous double master bedroom and a second double room, both providing comfortable accommodation. The third bedroom is ideal for use as a home office, nursery or single bedroom. Completing this level is a modern three-piece family bathroom, finished to a clean and contemporary standard.

Externally, the property benefits from street parking to the front. To the rear is a low-maintenance paved yard, offering a private outdoor space ideal for seating or entertaining. In conclusion, this attractive end terrace home combines modern living with a central location, making it an excellent opportunity for buyers seeking convenience, comfort and style.





















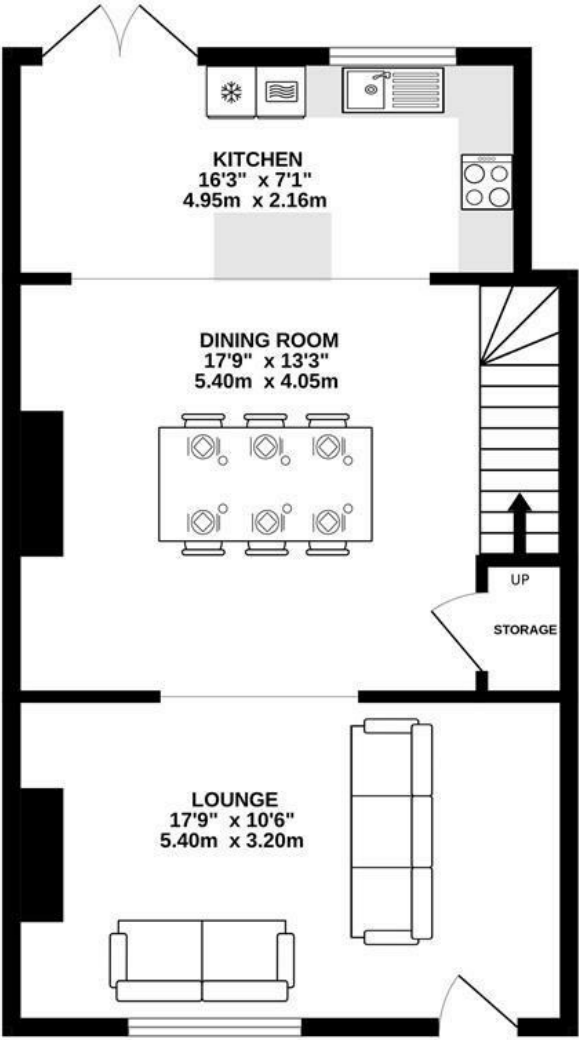




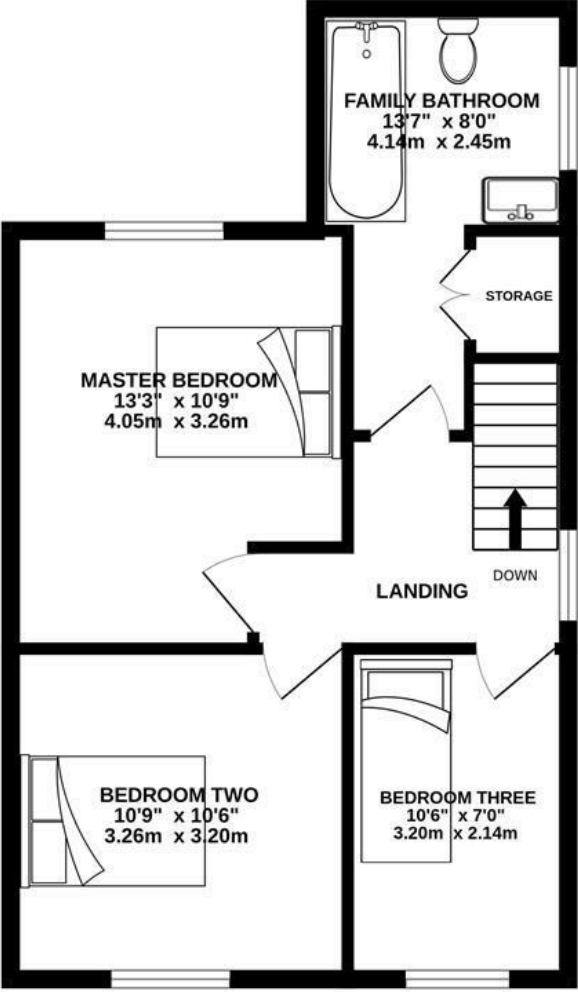


# BEN ROSE

GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

