



## Higher Walton Road, Walton-Le-Dale, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom semi-detached property, situated in the much sought-after area of Walton-le-Dale. Ideal for families, the home is conveniently located just a short drive from Preston city centre and is surrounded by excellent local schools, shops, and amenities. It also benefits from fantastic travel links, including nearby bus routes, train stations, and easy access to the M6 and M61 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. On the right, you will enter the charming front lounge, which features a central fireplace and a large bay window overlooking the front aspect. Continuing through, you will enter the spacious dining room, offering ample space for a large family dining table, complete with a feature fireplace and patio door leading out to the rear garden. Also accessed from the entrance hall is the modern kitchen, which offers ample storage and includes integrated appliances including a double oven, hob, and dishwasher. A single door from the kitchen provides access to the side of the property.

Moving upstairs, you will find three well-proportioned bedrooms, with bedroom two benefiting from integrated storage. The three-piece family bathroom, complete with an over-the-bath shower, completes this level.

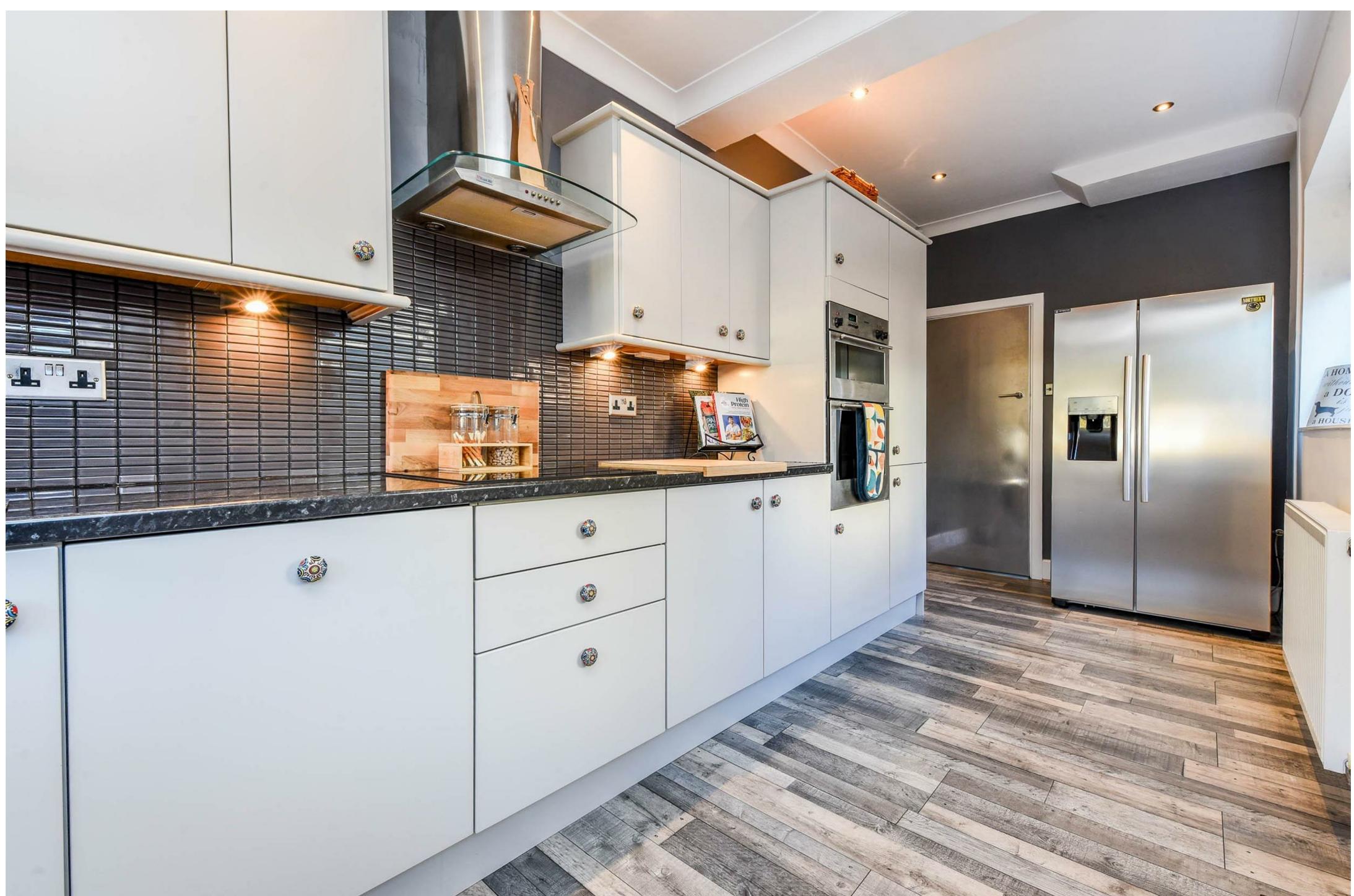
Externally, to the front of the property is a private driveway providing off-road parking for up to three vehicles. There is additional off-road parking to the rear, behind the detached double garage, providing space for a further two vehicles. The double garage has been converted into two fully insulated and centrally heated rooms, currently utilised as a gym and bar - perfect for entertaining while still offering versatile usage options for potential buyers, with additional storage to the rear. The rear garden is generously sized and features a raised patio area, a lower lawn, and a charming decking area, making it ideal for relaxing or entertaining.

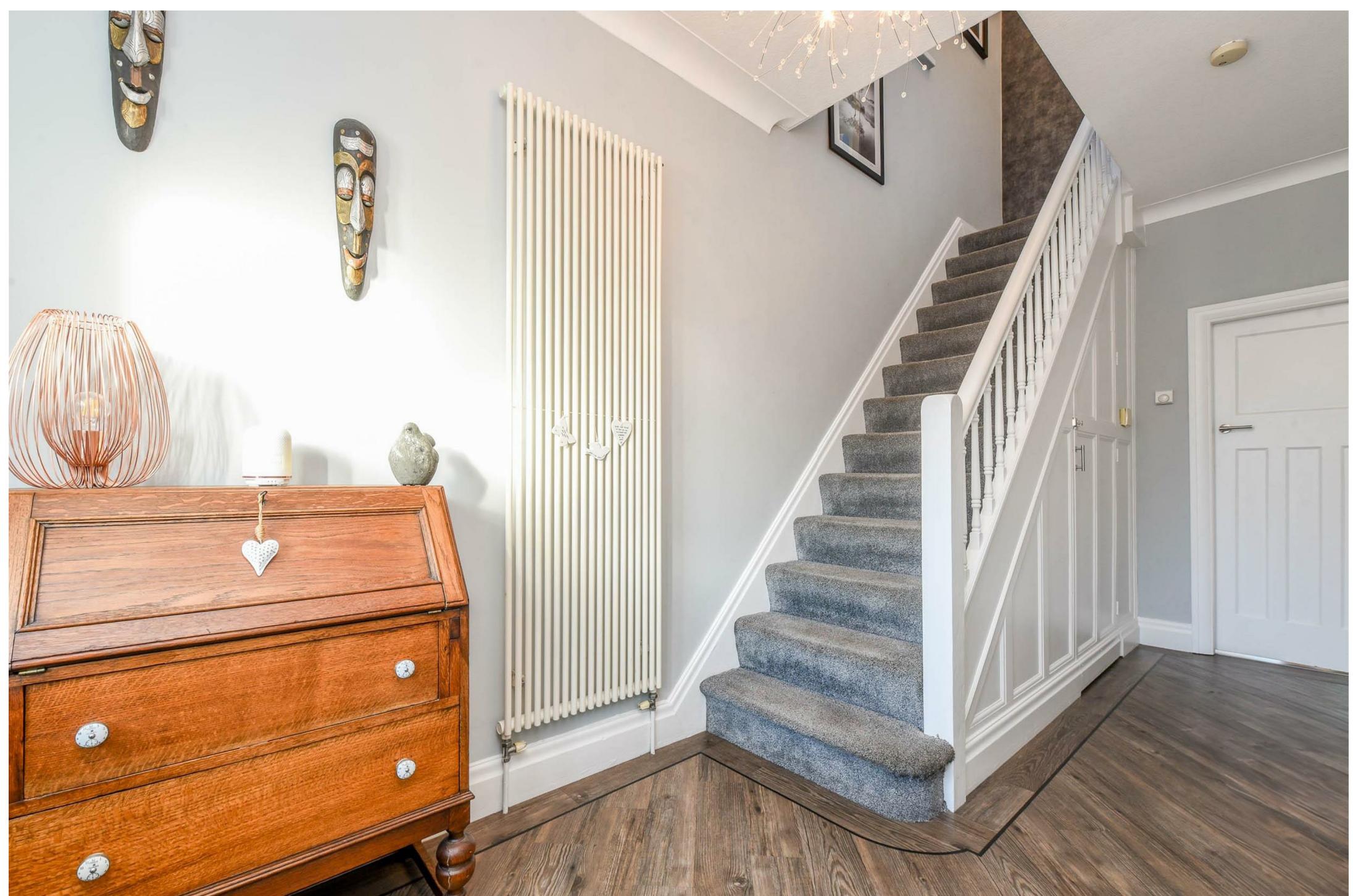
Early viewing is highly recommended to avoid disappointment.



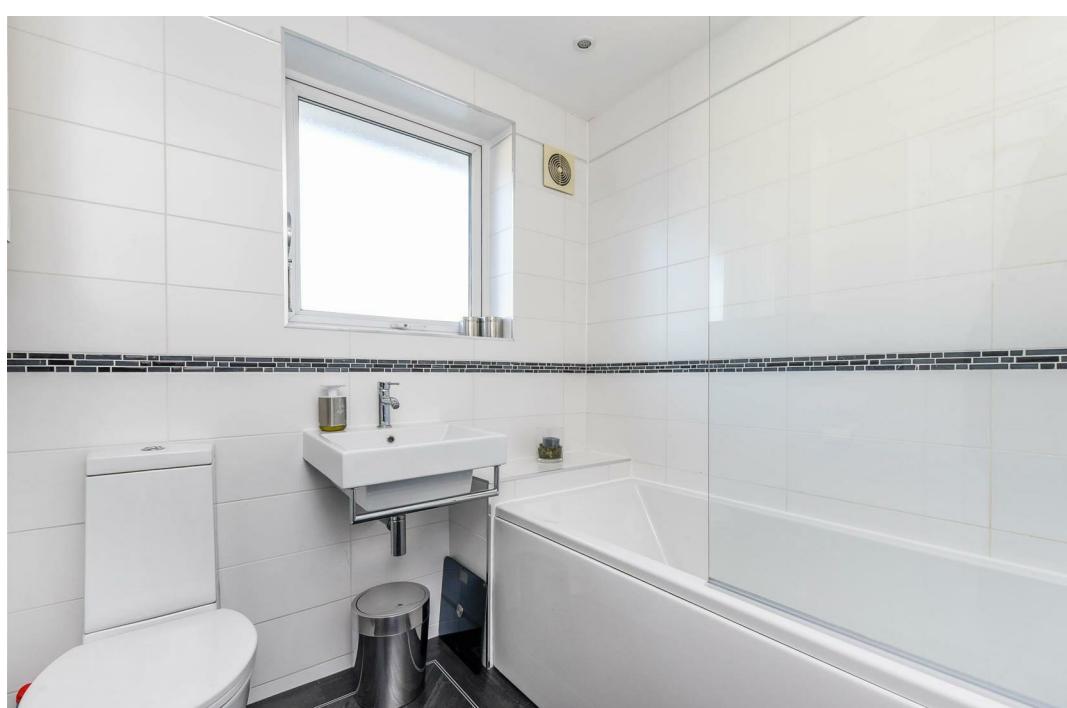












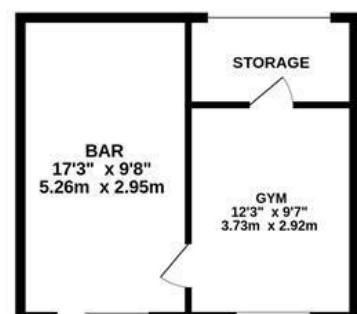




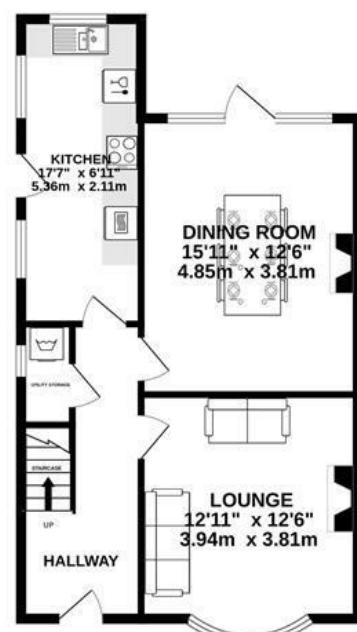
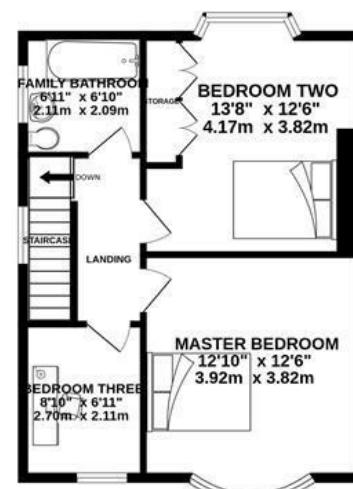


# BEN ROSE

GROUND FLOOR  
927 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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)	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	60	67

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		

