



Garsdale Close, Walton-Le-Dale, Preston

Offers Over £235,000

Ben Rose Estate Agents are pleased to present to the market this extended three-bedroom semi-detached property, situated on a quiet cul-de-sac in the popular area of Walton-le-Dale. Ideally positioned close to a range of local shops and amenities, the property also benefits from convenient access to Preston City Centre and excellent transport links via the M6 and M55 motorways. Offering spacious and versatile accommodation with plenty of potential, this home would make an ideal purchase for first-time buyers or growing families looking to put their own stamp on a property, with some modernisation required throughout.

Upon entering, you are welcomed into the entrance hall, which provides access to the staircase, useful under-stair storage and the majority of the ground floor accommodation. To the front of the property, the lounge features a large bay window and an electric fire, creating a comfortable space to relax. The lounge flows openly into the dining room, where a large window overlooks the rear garden and there is ample room for a sizeable family dining table, making it well suited to both everyday meals and entertaining. The property also benefits from an additional reception room, which could alternatively be used as a fourth bedroom depending on your needs. Complete with its own self-contained shower room, this versatile space would be particularly useful for an elderly relative, a teenager seeking additional privacy or anyone requiring accommodation on the ground floor.

Completing the ground floor is the kitchen, positioned at the end of the entrance hall and offering ample wall and base units, space for freestanding appliances and dual-aspect windows that provide plenty of natural light. An additional door leads through to the rear vestibule, providing a practical space for storing outdoor belongings, along with access to the garden and a good-sized storage area.

Moving upstairs, the first floor offers three well-proportioned bedrooms, two of which are spacious doubles, providing comfortable accommodation for family members or guests. The three-piece family bathroom completes the layout, comprising a bath with an over-bath shower to suit the needs of a busy household.

Externally, the rear garden is a good size and well maintained, featuring a combination of patio and lawn, ideal for outdoor dining, relaxing or enjoying time with family and friends. Tall fencing and established hedges provide an added degree of privacy, while a garden shed offers useful additional storage. To the front, the property benefits from a driveway providing parking for one to two vehicles, alongside a lawned area with potential to extend the driveway to create a larger parking area. With its extended layout, flexible ground floor accommodation and scope for modernisation, this property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.







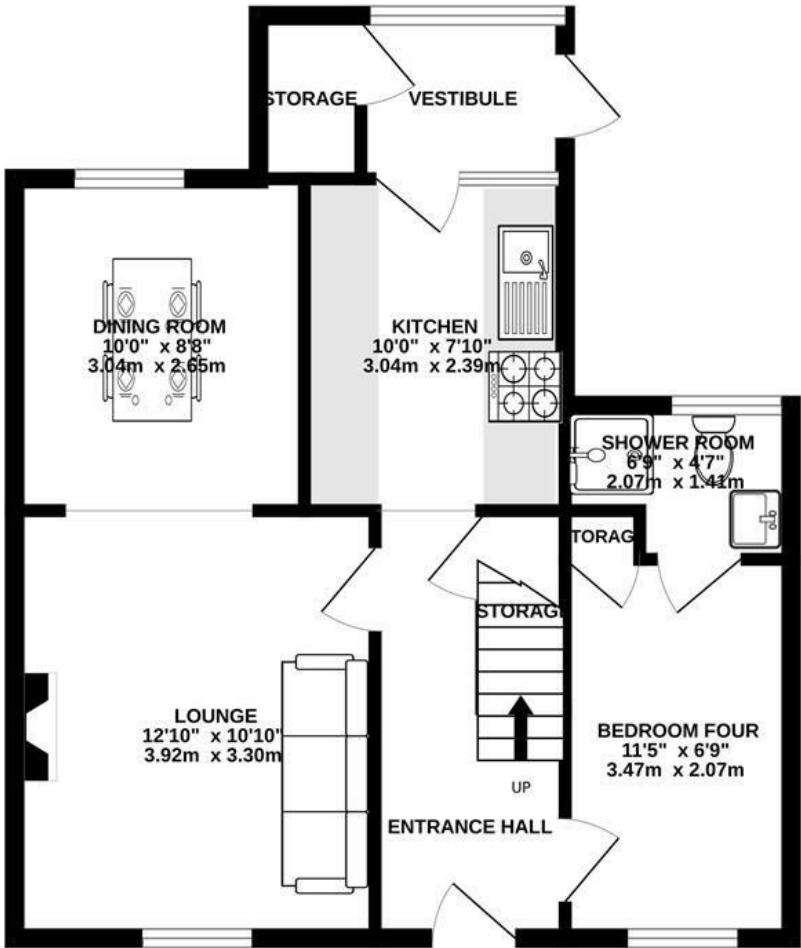




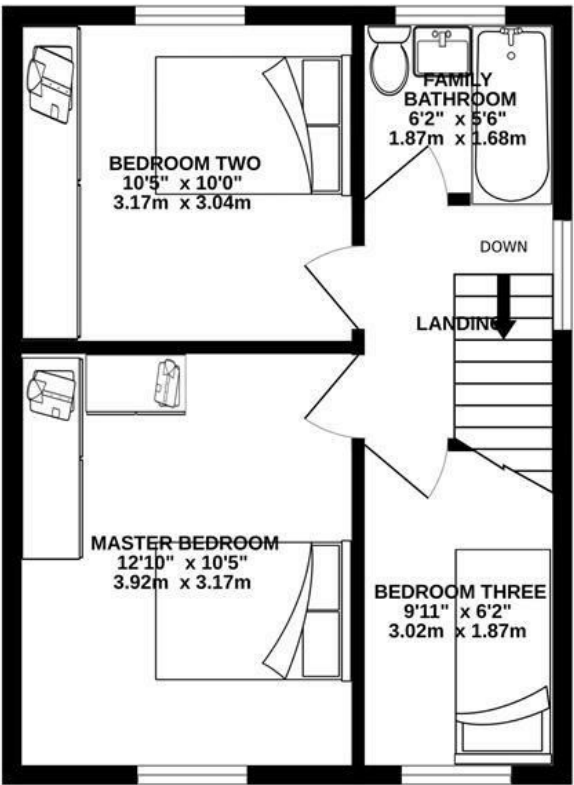


BEN ROSE

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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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	

