



Albany Drive, Walton-Le-Dale, Preston

Offers Over £295,000

Ben Rose Estate Agents are pleased to present to market this beautifully finished four-bedroom semi-detached home, situated within a peaceful and highly sought-after area of Walton-le-Dale. Offering generous and versatile living accommodation across three floors, this impressive family home has been thoughtfully maintained and updated throughout, creating a stylish and welcoming environment ready to move straight into. The property has been thoughtfully updated in recent years and benefits from a new roof, a Baxi combi boiler, newly installed windows and fire doors throughout most of the home. Modern additions including a Hive thermostat and EV charger further enhance its appeal, offering comfort, efficiency and convenience for contemporary family living. Walton-le-Dale remains a popular location for families thanks to its excellent range of nearby amenities, including reputable schools, supermarkets, local shops, cafés and leisure facilities. The property also enjoys convenient access to Preston city centre, while excellent transport links are provided via nearby bus routes, Preston railway station and the M6, M61 and M65 motorway networks, making commuting across the North West straightforward.

Stepping into the home, the entrance hall leads through into the spacious open-plan lounge and dining room, a bright and inviting space flooded with natural light from the attractive bay window to the front and sliding doors overlooking the rear garden. This generous reception area provides plenty of room for both relaxing and entertaining. To the rear of the property is the heart of the home, a modern and well-appointed kitchen featuring stylish shaker-style cabinetry, ample worktop space and a useful breakfast bar for casual dining. The kitchen flows seamlessly into a cosy snug or second lounge, offering additional flexibility for growing families. Completing the ground floor is a practical utility area which also provides valuable additional storage space.

Moving to the first floor, the landing gives access to three well-proportioned double bedrooms, all offering comfortable accommodation. The second bedroom is particularly attractive, benefitting from a charming bay window to the front elevation. Also located on this floor is the contemporary family bathroom, finished to a high standard with modern fittings. Stairs continue to the second floor where the impressive principal bedroom occupies the entire level, creating a private retreat. This spacious double bedroom enjoys excellent natural light from dual skylights and is complemented by a modern en-suite shower room.

Externally, the property continues to impress with a driveway to the front providing off-road parking for multiple vehicles, alongside a useful storage shed and the added convenience of an EV charging point. To the rear, the enclosed garden has been designed with both relaxation and family enjoyment in mind, featuring a paved seating area ideal for outdoor dining and entertaining, along with a large astro-turfed lawn offering a safe and low-maintenance space for children to play. Combining spacious accommodation, stylish presentation and a fantastic family-friendly location, this is an excellent opportunity to acquire a wonderful home in one of Walton-le-Dale's most desirable residential settings.















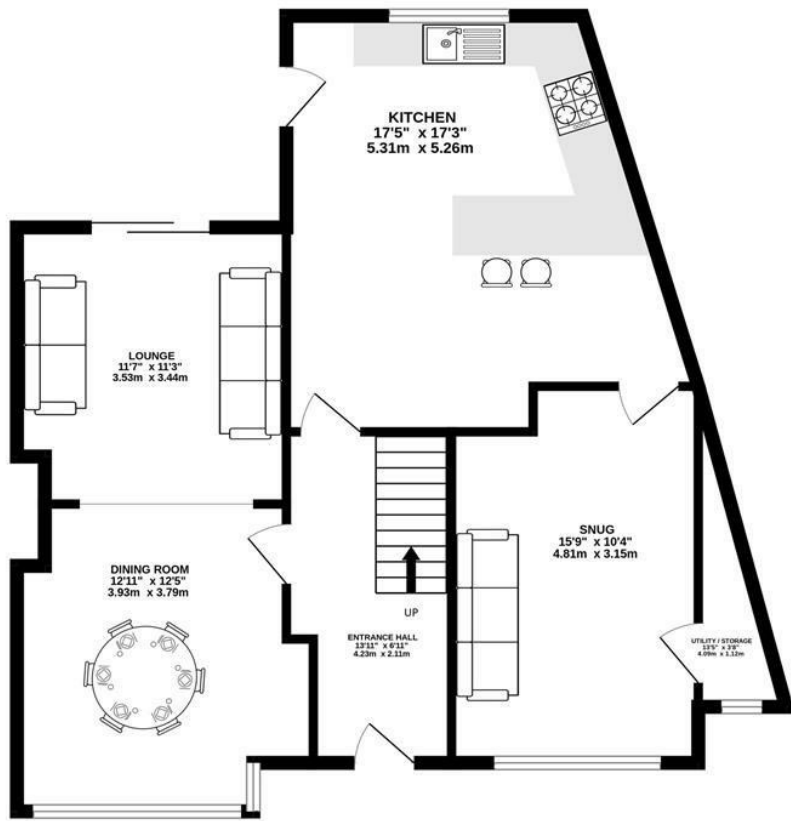




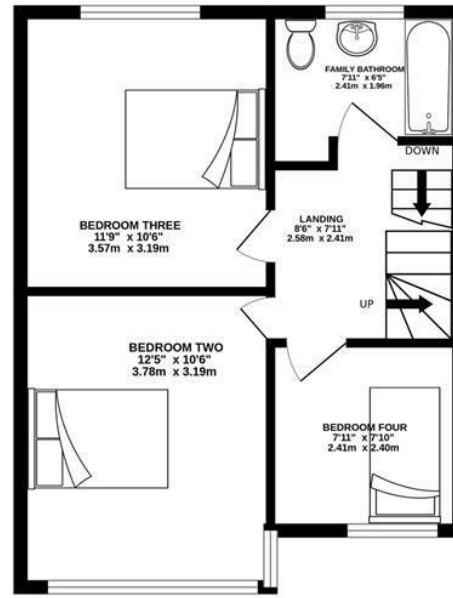


BEN ROSE

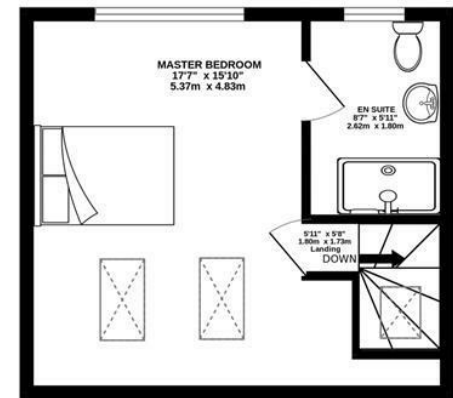
GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
279 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.3 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 (CO₂) 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		
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