



Fareham Close, Walton-Le-Dale, Preston

£1,495 PCM

Ben Rose Estate Agents are pleased to present to the rental market this four bedroom detached family home in the heart of Walton-Le-Dale. The property is ideally placed only a short drive into Preston City Centre and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby bus and train stations as well as the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property comprises of a welcoming entrance hall where the majority of rooms can be accessed. Moving through, you'll reach the spacious lounge set in an open plan layout with the sitting room/dining room. The lounge benefits from a large front facing window allowing for ample light and feature fireplace. The dining room is versatile in use and is currently being used as an additional sitting room. It is here you'll find access to the conservatory via a set of patio doors. The generous conservatory would make the ideal sitting and dining space throughout the summer months. Access to the garden can be found here.

From the sitting room you'll enter into the kitchen/diner which features integrated appliances such as a fridge/freezer, hob oven with plenty of room for freestanding appliances and a large storage cupboard/pantry. The utility is conveniently located just off here offering additional worktops and external access to the side of the home. There is also a WC located just off the entrance hall.

Upstairs you'll find four bedrooms. Two being spacious doubles. The master bedroom also benefits from fitted wardrobes and its own three piece ensuite/shower room. There is integrated storage located on the landing and a modern three piece family bathroom with jacuzzi bath and over the bath shower, completing this floor.

Externally, there is a large drive for multiple vehicles leading up to the single integrated Garage and an easy to maintain lawn. To the rear a good sized south facing garden, not directly overlooked and complete with newly laid astro turf and decking.














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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	