



Church Brow, Walton-Le-Dale, Preston

Offers Over £239,950

Ben Rose Estate Agents are delighted to present to market this charming three-bedroom semi-detached cottage, located on a highly sought-after road in Walton-le-Dale and near to Preston town centre. Owned by the same family for 50 years, whilst in need of some modernisation this property has been well maintained and offers a fantastic opportunity for throughout and is even being presented with NO ONWARDS CHAIN. It is ideal for a growing family or anyone looking to upsize, situated in a quiet and desirable location with spacious and versatile living areas. The property is conveniently within walking distance of excellent local schools, shops, and amenities, with superb travel links via the M6 and M61 motorways and close proximity to Bamber Bridge town centre. Early viewing is highly recommended to avoid disappointment.

Internally the home opens into a welcoming porch leading immediately into a spacious hall. At the front of the home lies the shower room, complete with a corner shower and a large laundry cupboard for practicality. Adjacent to this is the kitchen, a well-proportioned space with ample countertops and room for freestanding appliances.

Moving to the rear of the property, the generous lounge offers a traditional fireplace and floor-to-ceiling sliding doors that open onto the south-facing garden, filling the room with natural light. Set in an open plan layout with the hall, the dining room is large enough to accommodate a full-sized family dining table and features a second floor-to-ceiling sliding door providing further access to the garden. A large under-stair storage cupboard accessible from the hall completes the ground floor.

Upstairs, the property offers three well-sized bedrooms. The master and second bedrooms both include integrated storage and are large enough to be divided into smaller rooms if desired, making this home perfect for a growing family. Both of these rooms benefit from not being overlooked. The third bedroom, while smaller, would comfortably fit a single bed or function as an ideal home office. The family bathroom is spacious, featuring a bath, an airing cupboard, and access to an additional storage cupboard that spans the length of the bathroom.

The rear garden is of a good size, primarily flagged for low maintenance, and fully enclosed by tall brick walls, offering privacy and security – ideal for families with young children or pets. The side of the property features a single detached garage with room for one car and an additional parking space in front.

This character-filled home offers a wonderful combination of potential and practicality, making it an excellent choice for those seeking to create their ideal living space.



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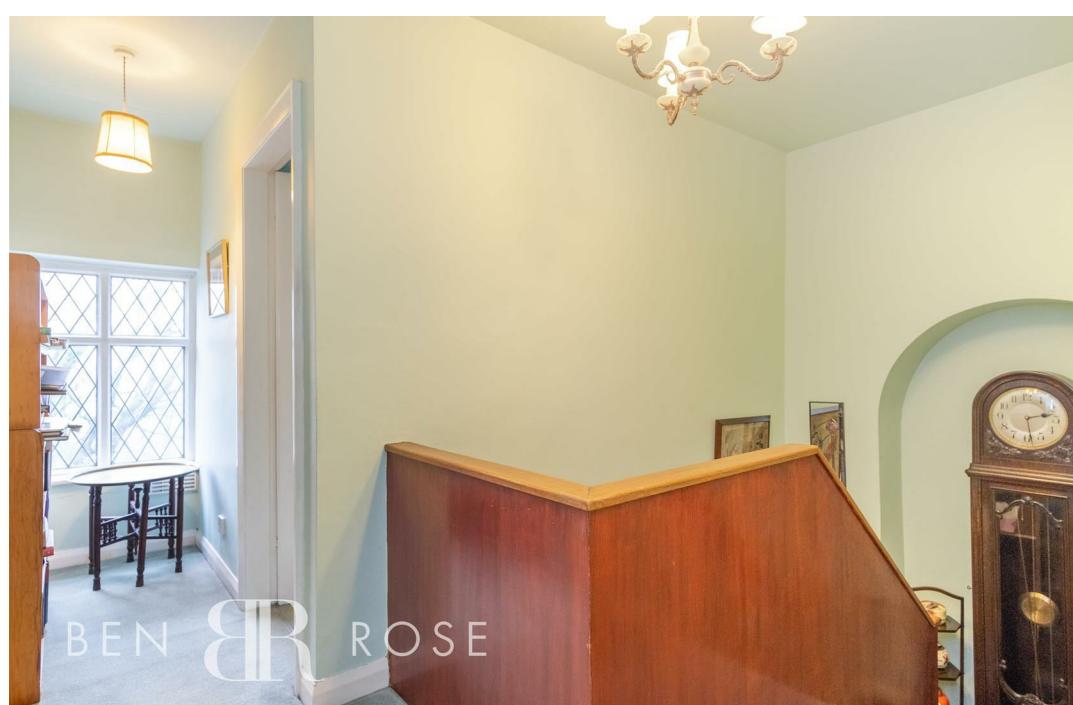
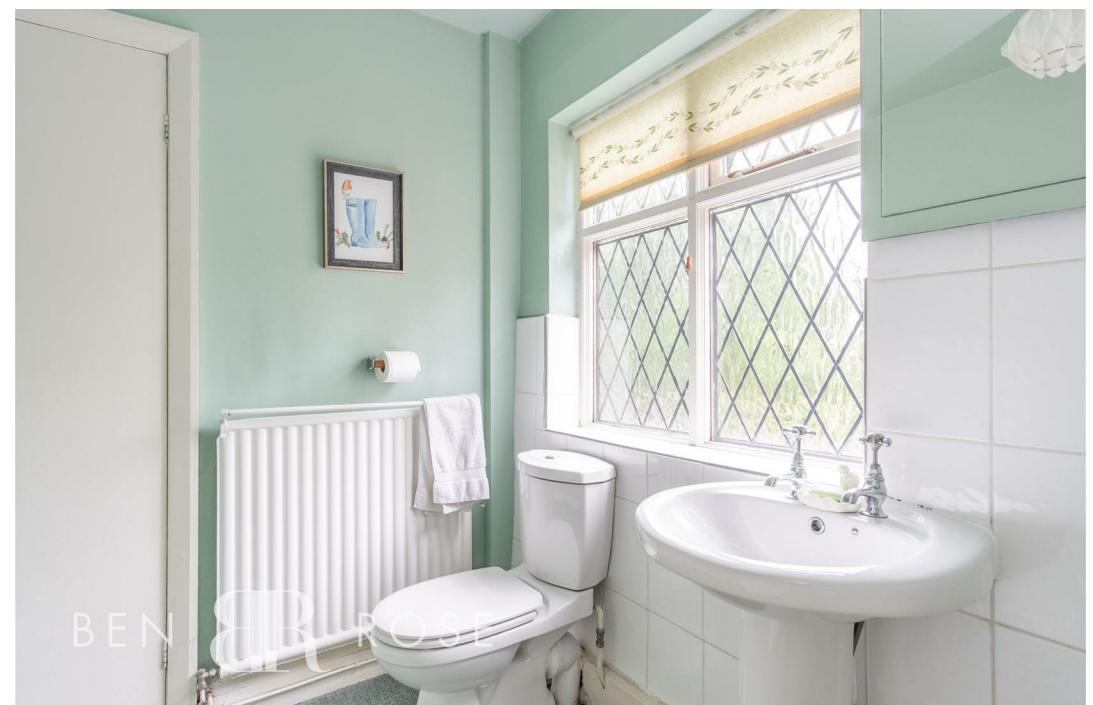
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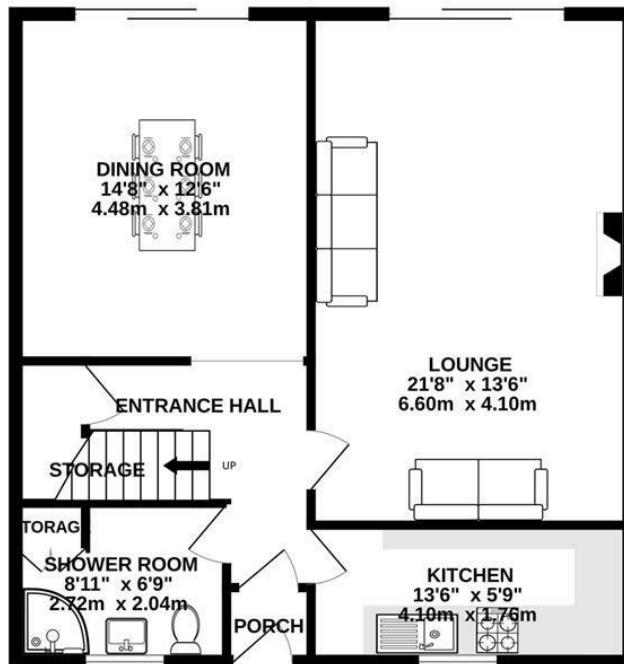
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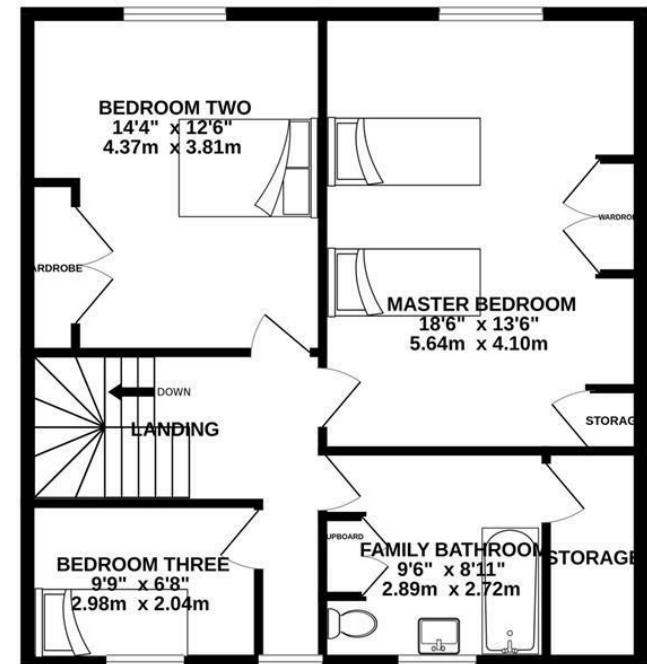
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GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1421sq.ft. (132.0 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		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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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