



Victoria Road, Walton-Le-Dale, Preston

£925

Ben Rose Estate Agents are pleased to present to the rental market this three bedroom, mid-terraced property in the heart of Walton Le Dale. The property is ideally located on the outskirts of Preston City Centre and is surrounded by superb local schools, supermarkets and amenities. The property also has fantastic travel links via the nearby train station and the M6 and M61 motorways.

Upon entering the property, you are welcomed into the entrance hallway. To the right, you'll find a spacious lounge featuring a charming fireplace and a large window overlooking the front aspect. The lounge flows seamlessly into the dining room, which offers ample space for a large family dining table. This area also provides access to the staircase leading to the upper level, as well as convenient understairs storage.

From the dining room, you enter the modern kitchen, which includes an integrated oven and hob, along with a freestanding washing machine and fridge/freezer. A single door from the kitchen opens out to the rear yard.

Upstairs, the property offers three well-proportioned bedrooms, with the master and second bedroom benefiting from integrated storage. A modern three-piece family bathroom completes this floor.

Externally, the property boasts a generously sized rear yard with a low-maintenance flagged patio. Double gates at the back provide the versatility to use this space as off-road parking for one vehicle. Situated within walking distance to shops, Cinema and a gym.







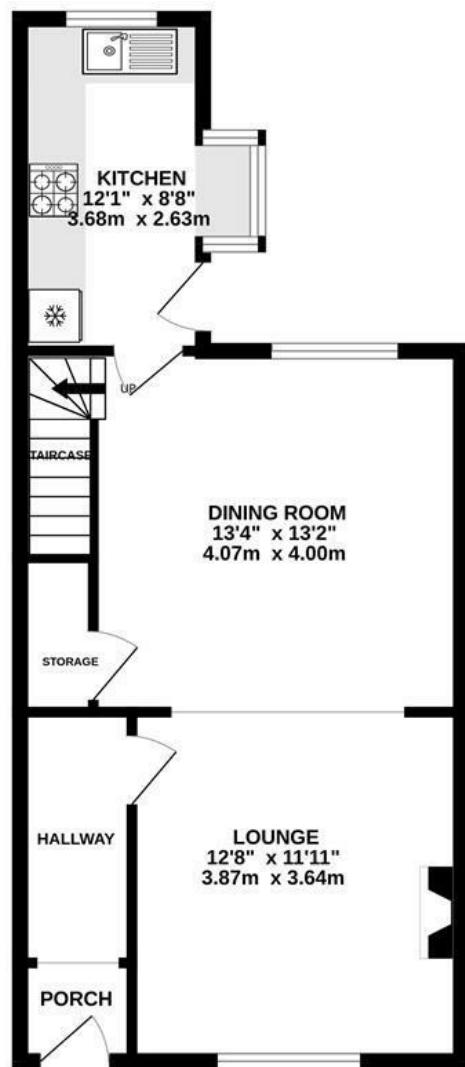




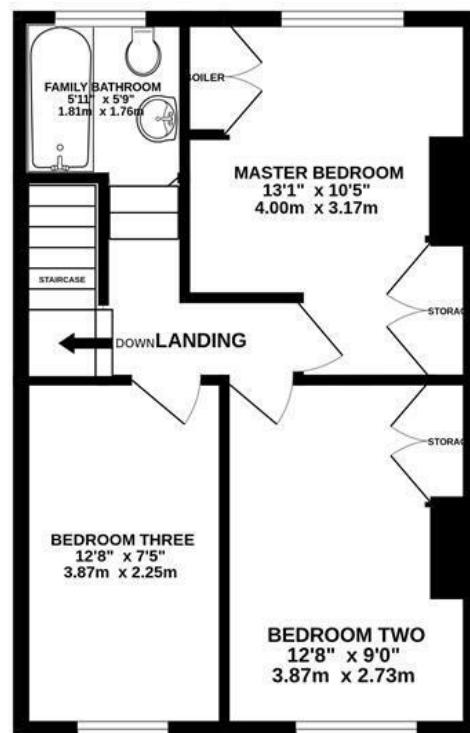


BEN ROSE

GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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	

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	

