



**Knot Lane, Walton-Le-Dale, Preston**

**Offers Over £399,950**

Ben Rose Estate Agents are pleased to present to market this spacious five-bedroomed detached family home in Walton-le-Dale. This charming property offers ample space for comfortable family living and is situated in a highly sought-after location, boasting convenient access to local amenities and excellent travel links.

As you step into the inviting entrance hall, you are greeted by the warmth and elegance of this family home. To the left of the entrance hall is a delightful dual aspect lounge, perfect for relaxing or entertaining guests. To the right is the family room, which opens to the dining room, providing a versatile space for gatherings and everyday living. The well-appointed kitchen with breakfast bar offers modern convenience, while the WC/utility room adds practicality to the ground floor layout.

Ascending to the first floor, you'll discover the master bedroom, complete with fitted wardrobes, offering a peaceful retreat. Four additional bedrooms provide ample accommodation for family members or guests. The family bathroom boasts a sink and bath with a shower over, while a separate WC and airing cupboard add to the functionality of this floor.

Externally, the property features a large lawned rear garden, ideal for outdoor activities and alfresco dining. The garage, with scope for conversion and first-floor extension, offers versatility and additional space. Parking for multiple cars ensures convenience for the whole family.

In summary, this delightful property offers a rare opportunity to acquire a spacious family home in a desirable location. With its charming interiors, ample accommodation, and convenient amenities, this is a home not to be missed.









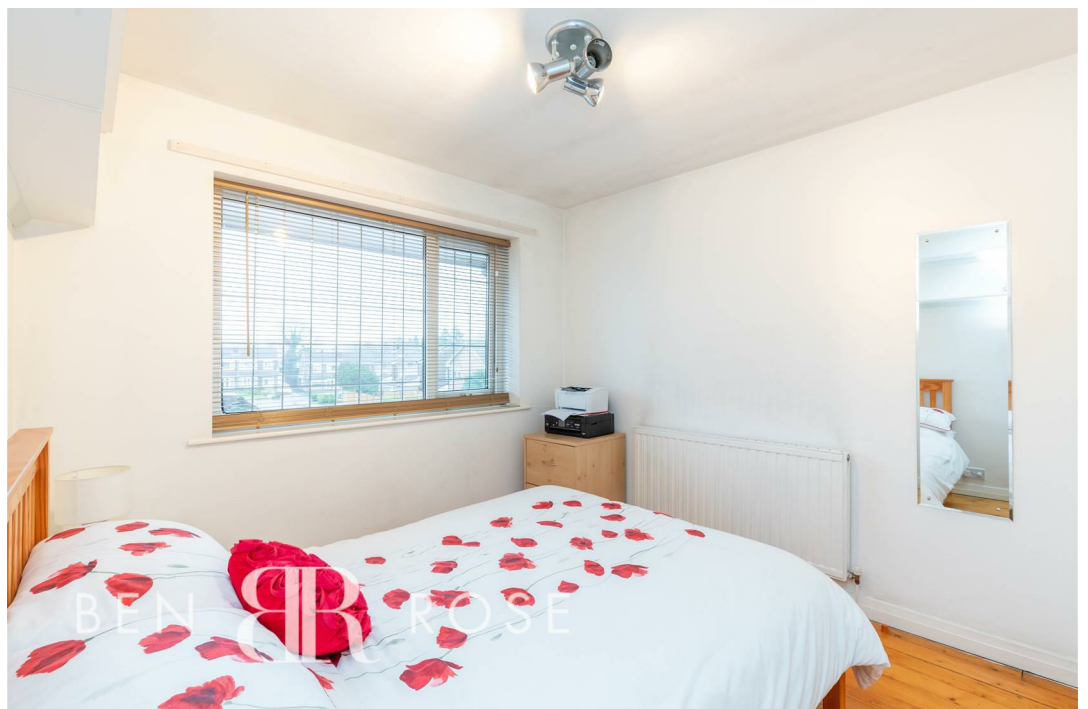


BEN & ROSE



BEN & ROSE

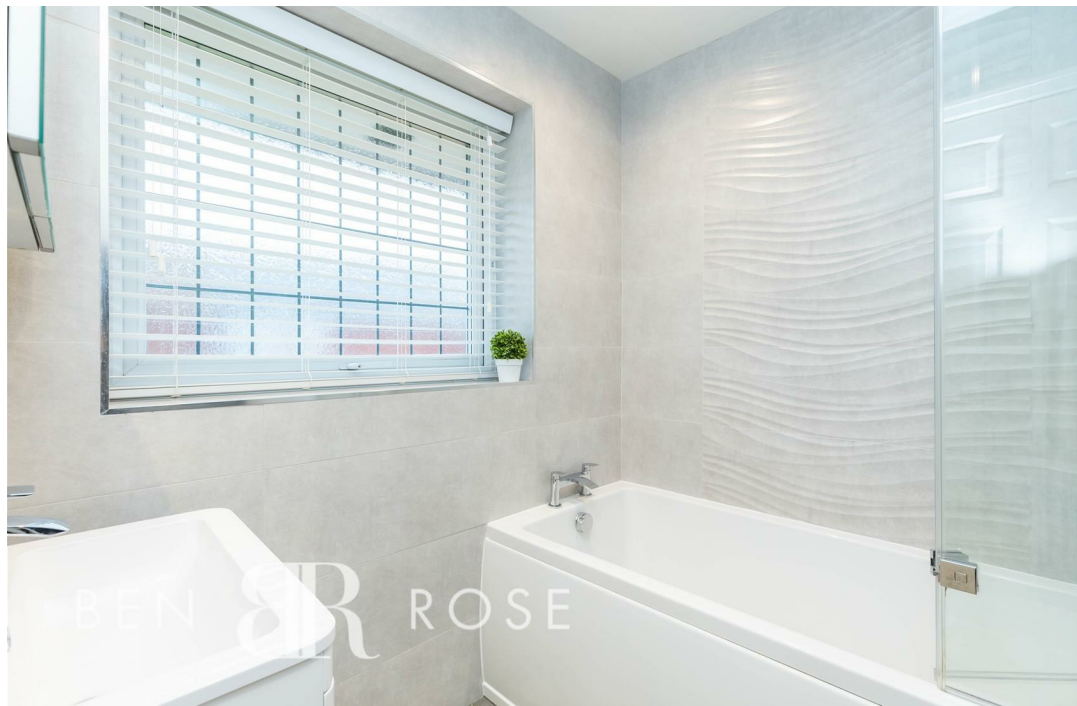




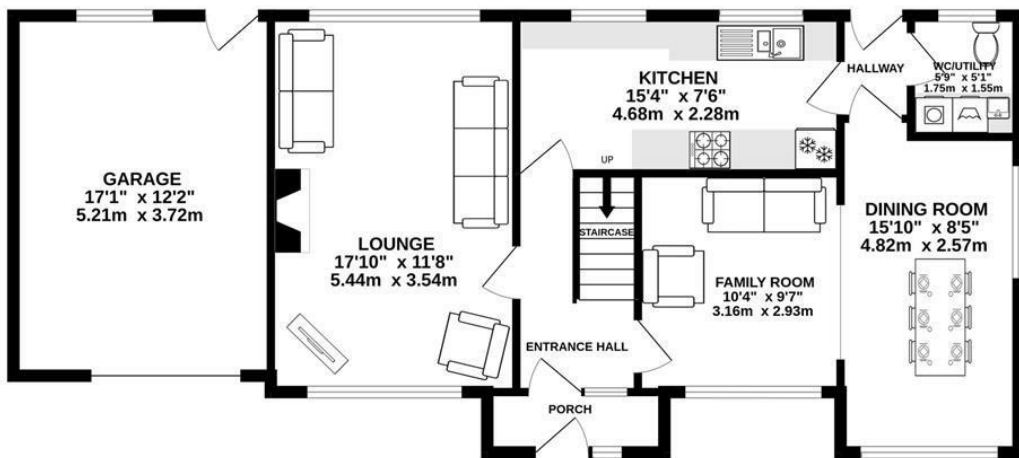




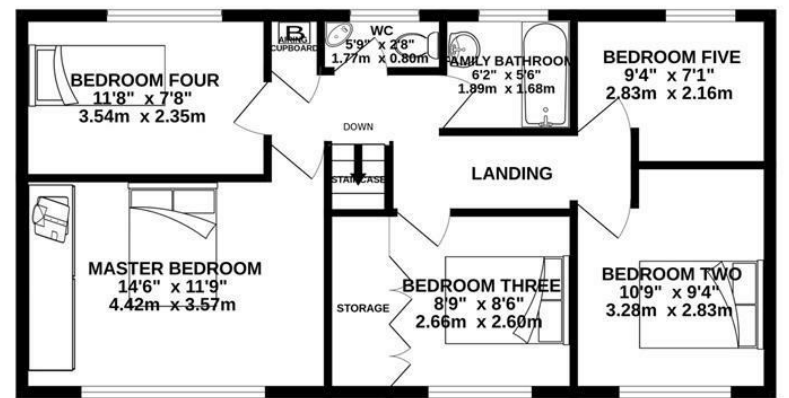




GROUND FLOOR  
882 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.8 sq.m.) approx.

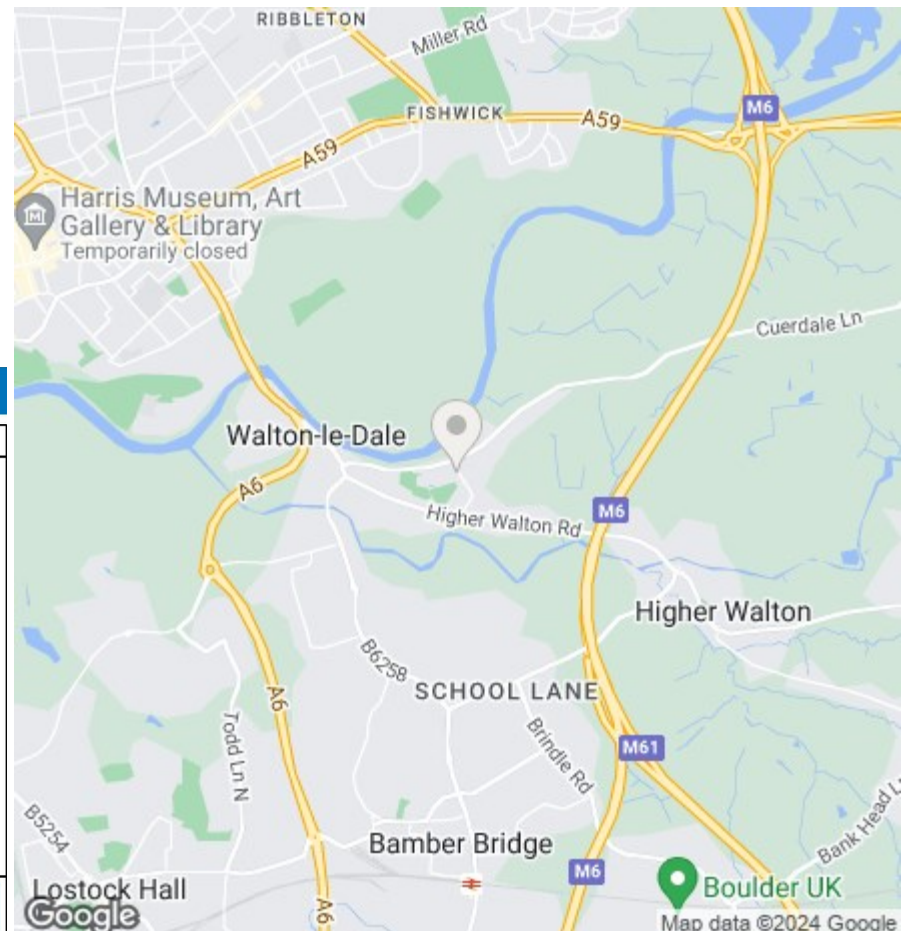


TOTAL FLOOR AREA : 1515 sq.ft. (140.7 sq.m.) approx.

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.  
Made with Metropix ©2024



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	