



**Grasmere Close, Walton-Le-Dale, Preston**

**Offers Over £184,950**

Ben Rose Estate Agents are pleased to present this charming three-bedroom, semi-detached property to the market. The home is located on a quiet cul-de-sac in the sought-after residential area of Walton-le-Dale. This property would make the ideal home for a first time buyer or small family and is surrounded by superb local schools, supermarkets, and amenities. Excellent travel links are available through nearby bus routes and the M6 and M61 motorways. We highly recommend arranging a viewing at your earliest convenience to avoid potential disappointment.

Internally, upon entering you'll find the spacious entrance hall offering access to the stairs, under stair storage, family bathroom and lounge. The lounge/diner is of a good size and benefits from natural light to the front and rear. There is ample room for a large sofa set and small family dining table and access to the garden via a set of patio doors. Adjacent to the diner lies the modern kitchen with integrated fridge freezer and plenty of room for additional freestanding appliances to be fitted. Moving back through and located at the end of the hall, is the modern three piece family bathroom comprising of a bath and over the bath shower.

Upstairs you'll find three double bedrooms. With the master spanning the width of the home and benefitting from integral over the stairs storage.

Externally to the rear is a large south facing, landscaped garden comprising of lawn, paved and gravelled areas and lined with new fencing. To the front is an easy to maintain front lawn and space for two cars off road.

Noteworthy features include a new boiler fitted as of |December 2023, Amtico flooring throughout the ground floor and new flat roof.







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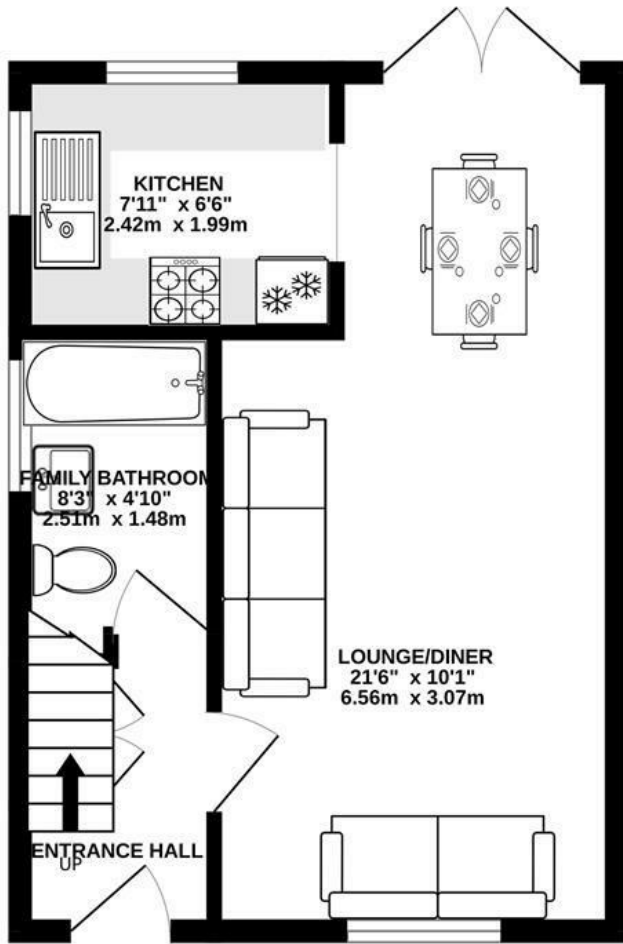
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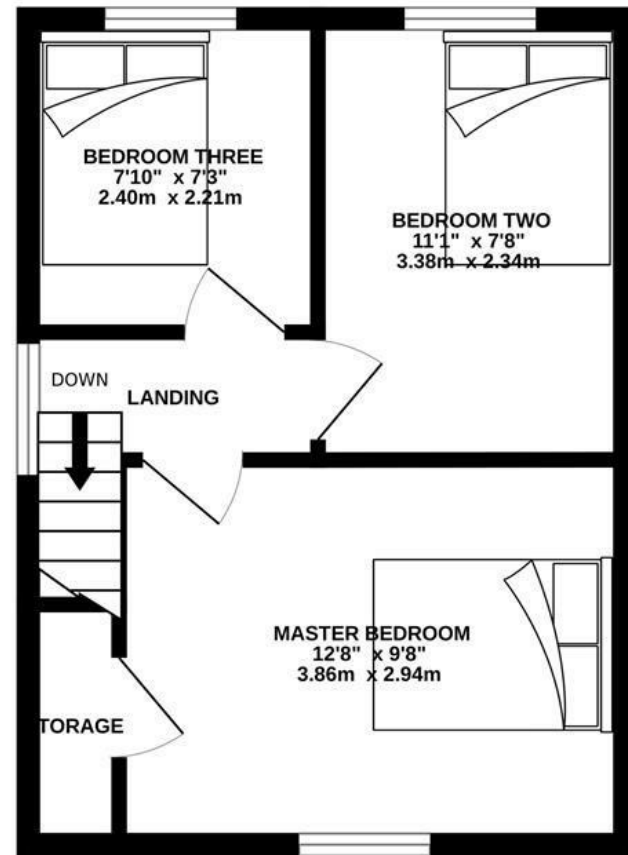




GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.

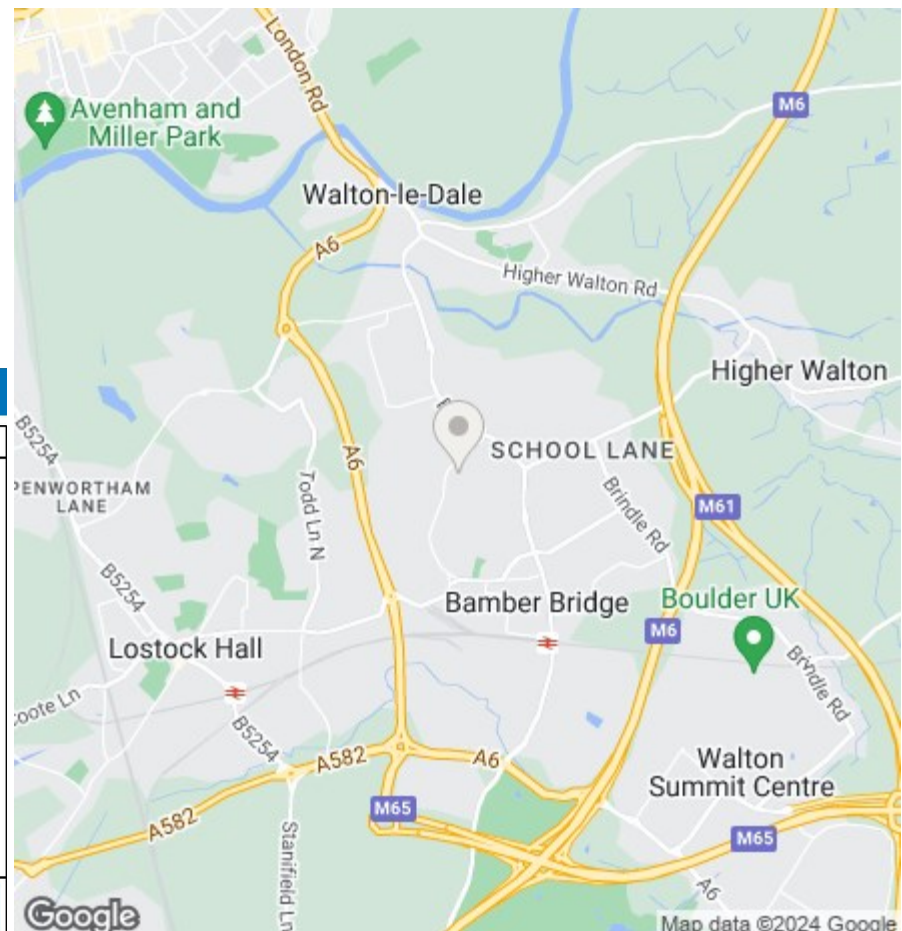


1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.7 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.  
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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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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	

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	