



Marlborough Drive, Walton-Le-Dale, Preston

Offers Over £155,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, semi-detached property situated in a sought-after part of Walton-Le-Dale. This home is ideal for first-time buyers seeking easy access to Preston City Centre and surrounding towns and villages. Surrounded by local amenities including shops and schools, with the convenience of The Capitol Centre just a stone's throw away, residents here enjoy the perfect blend of suburban tranquility and urban convenience. Commuters will appreciate the excellent travel links provided by nearby bus routes and swift access to the M6, M61, and M65 motorways.

Stepping into the inviting entrance hall, you're greeted by a warm and welcoming ambiance that sets the tone for the rest of the home. The ground floor boasts a spacious front lounge adorned with a fireplace, serving as the heart of the home, ideal for cozy evenings with loved ones. The adjacent kitchen, thoughtfully designed, features an integrated oven and ample space for freestanding appliances. Convenient access to under stair storage and a study located at the rear completes this level, offering versatility and functionality for modern living.

Ascending to the first floor, you'll discover two well-appointed bedrooms, each offering a serene retreat for rest and relaxation. The master bedroom boasts the added luxury of a walk-in wardrobe, providing ample storage solutions while enhancing the sense of space. Completing this floor is a three-piece family bathroom, featuring an over-the-bath shower, catering to both convenience and comfort.

Externally, the property has a driveway that offers parking space for up to two cars, ensuring convenience for homeowners. To the rear, a generously sized and secluded garden awaits, providing a relaxing outdoor space for entertaining or simply unwinding.

In summary, this delightful property offers comfort and convenience, promising an enviable lifestyle for its fortunate new owners.



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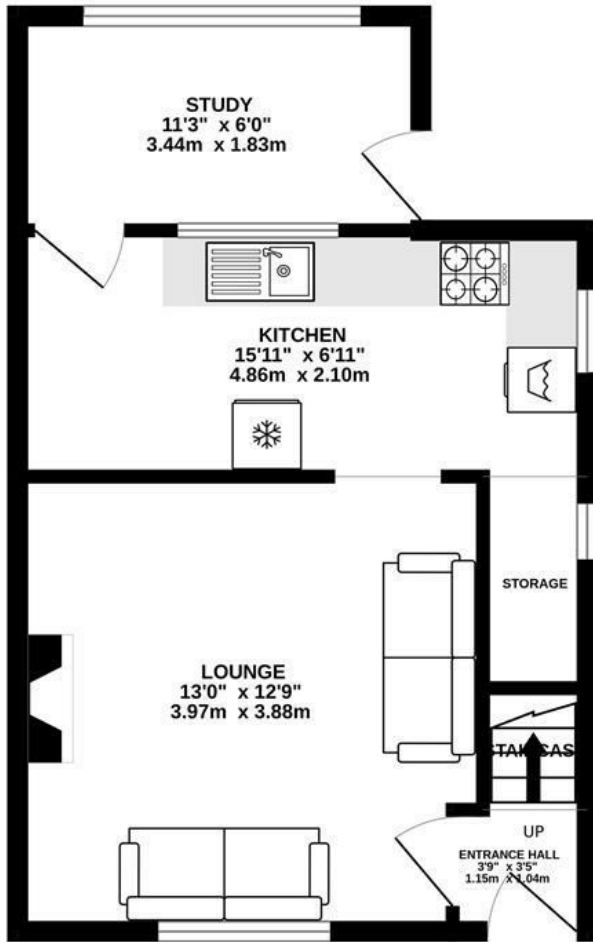
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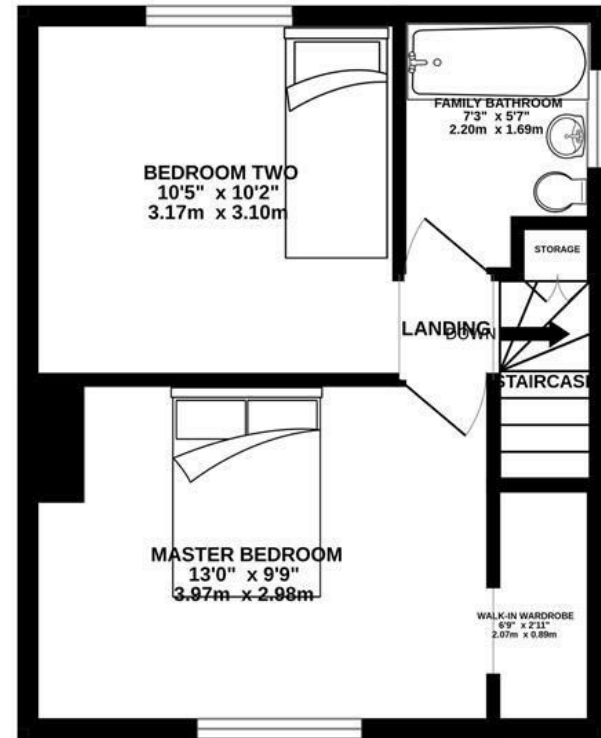


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GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.

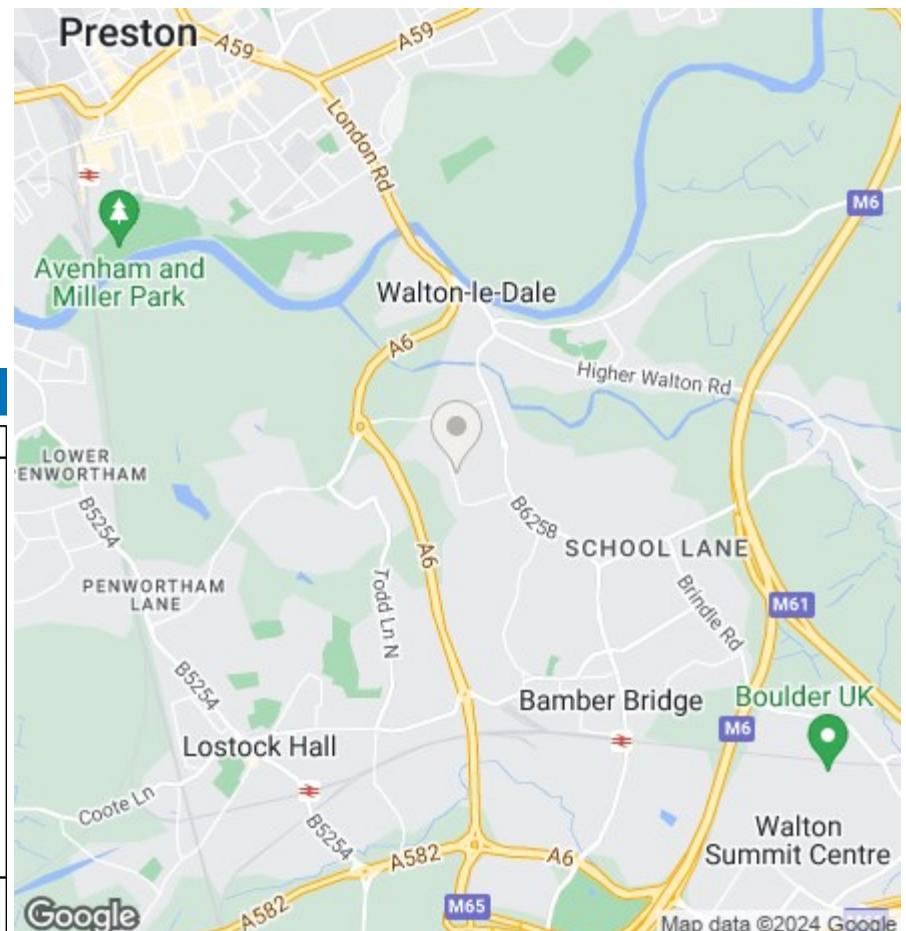


TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 (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		
England & Wales	EU Directive 2002/91/EC	