



## **Garsdale Close, Walton-Le-Dale, Preston**

**£255,000**

Ben Rose Estate Agents are pleased to present to market this well-presented, three-bedroom detached property situated at the start of a quiet cul-de-sac in Walton-Le-Dale. This lovely home would be perfect for families in the area, benefiting from excellent local shops and amenities nearby. Additionally, there is easy access to Preston City Centre right on the doorstep as well as nearby travel links via the M6 and M55 motorways.

Entering the home, you are welcomed by an entrance hall leading to the heart of the ground floor. The spacious open-plan lounge/diner provides a versatile living space, featuring a fireplace as a centerpiece in the lounge area. The dining space seamlessly connects to the bright and airy conservatory located at the rear, offering a delightful area for relaxation and entertaining. The kitchen/breakfast room completes this level, providing ample space for freestanding appliances along with a convenient breakfast bar accommodating up to two people.

Moving to the first floor, you'll find three well-appointed bedrooms. Both the master bedroom and bedroom two boast fitted wardrobes, offering ample storage solutions. A three-piece family bathroom, including an over-the-bath shower, serves the bedrooms, providing practicality and convenience for everyday living.

Externally, the property features a driveway to the front with parking space for up to two cars, leading up to the single integrated garage, providing additional parking or storage options. The rear garden is a private space, arranged over multiple tiers. The lower tier encompasses a patio area, perfect for outdoor dining and entertaining, while the upper tier boasts a well-maintained lawn, ideal for relaxation and play.

In summary, this delightful home offers comfortable family living in a convenient location, boasting versatile living spaces both indoors and outdoors, making it an ideal choice for discerning buyers seeking a property in Walton-Le-Dale.







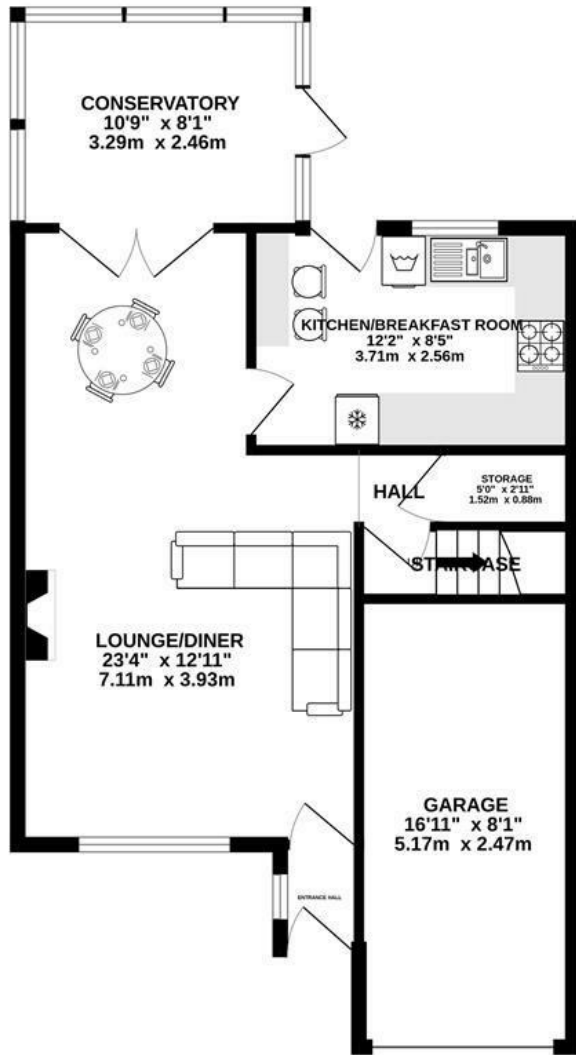




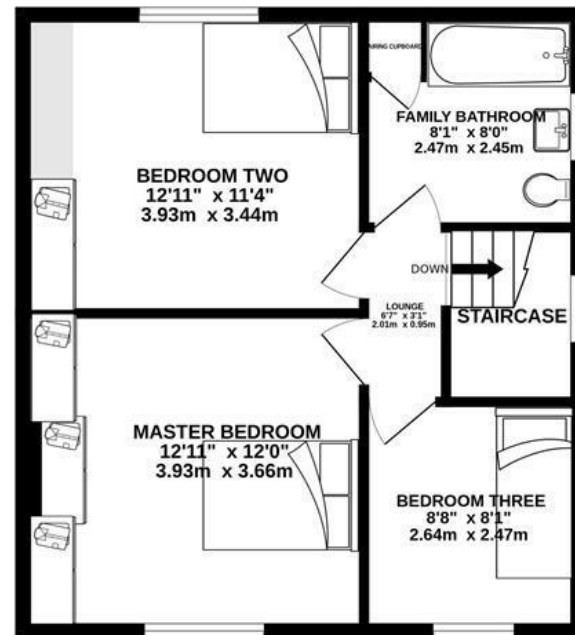


# BEN ROSE

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

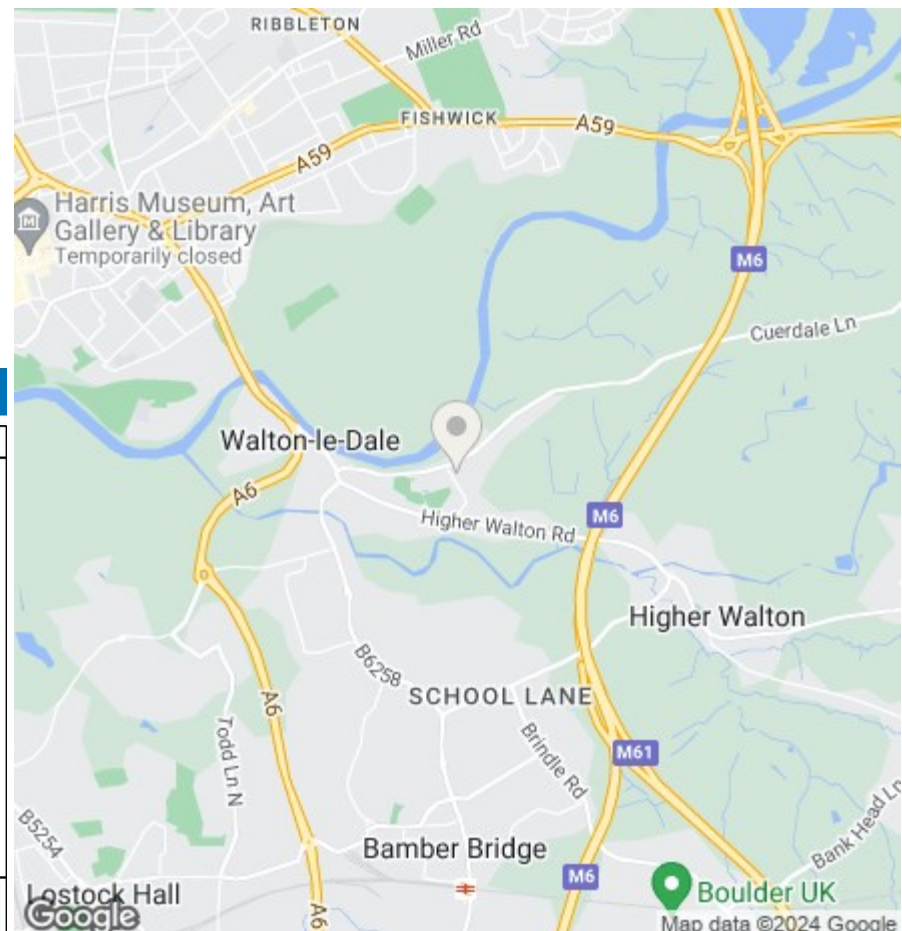


TOTAL FLOOR AREA: 1132 sq.ft. (105.1 sq.m.) approx.

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>		
(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>81</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	