



**Allerton road, Walton-Le-Dale, Preston**

**Offers Over £165,000**

Ben Rose Estate Agents proudly presents this charming two-bedroom, semi-detached home nestled in the sought-after locale of Walton Le Dale, Preston. Presented with NO ONWARD CHAIN and perfect for first-time buyers, this property offers an ideal entry into homeownership. Conveniently positioned just a short drive from local amenities, with easy access to the M6/61 Motorways, it promises both comfort and accessibility.

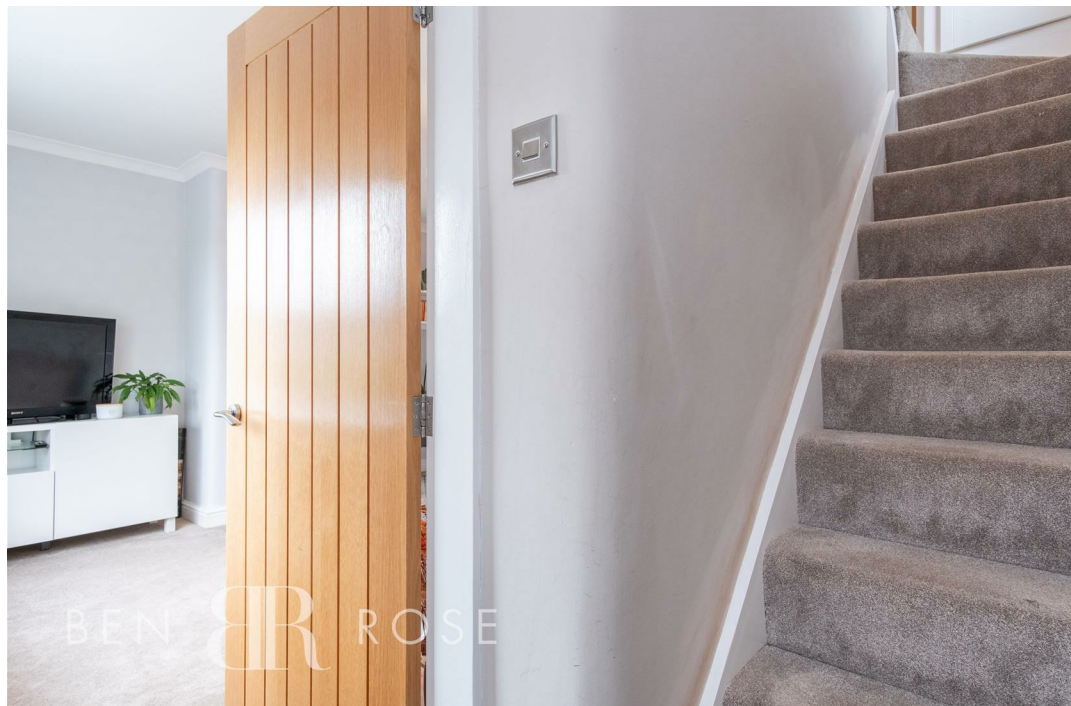
Internally upon entering you are welcomed into the entrance hall offering access to the stairs and lounge. The lounge, located to the front of the home is of a good size and is bathed in natural light from a large front-facing window, it is here you will find ample room for a large sofa set and feature fireplace along with access to the remainder of ground floor rooms.

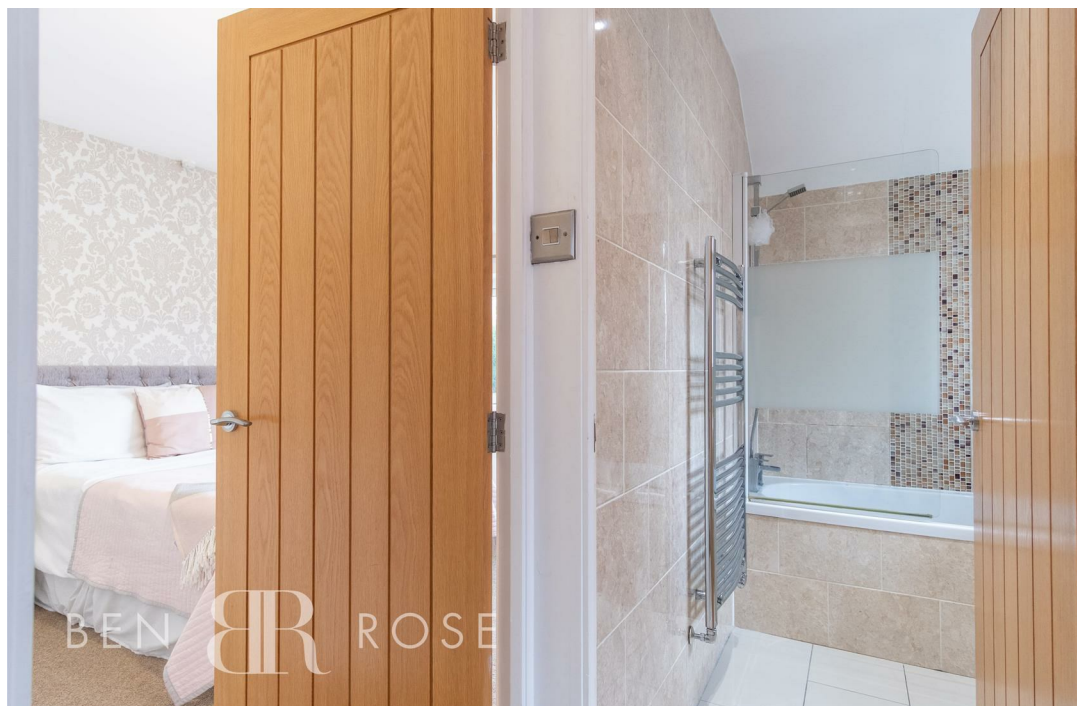
Seamlessly connected, the kitchen is set in an open plan layout with the conservatory and boasts ample storage and integrated appliances. There is a large under stair storage cupboard and room for other freestanding appliances here. The generous conservatory has undergone a complete respray along with the kitchen and is currently serving as a dining room. Versatile in use it would also make the ideal family/sitting room. This delightful space also enjoys views of and offers external access to the rear garden.

Upstairs, discover two generously-sized double bedrooms alongside a three-piece family bathroom, complete with a bath and over-bath shower. Integral storage solutions in both the landing and master bedroom ensure convenience and organisation.

Outside, a large landscaped garden awaits, boasting sunny south-east exposure, perfect for entertaining. The garden features both lawn and paved areas, complemented by a pergola and a single detached garage. To the front, a driveway provides off-road parking for two cars, alongside gated access to the side of the home, completing this property's appeal.







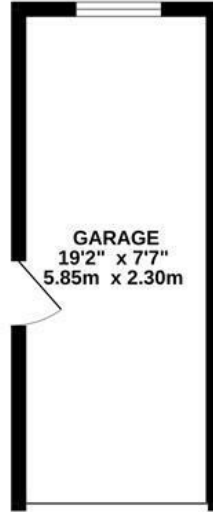
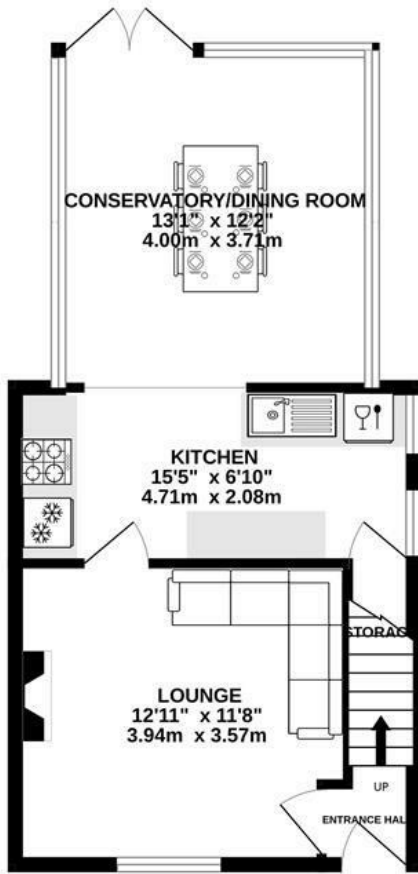




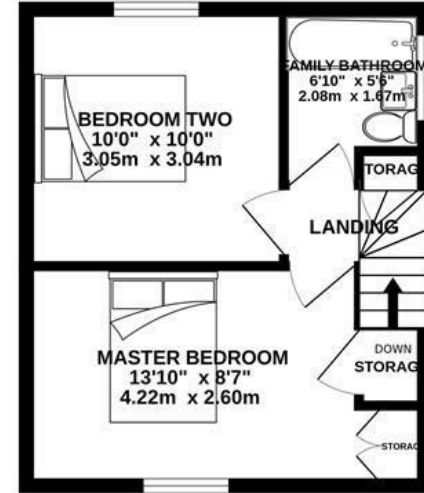


# BEN ROSE

GROUND FLOOR  
587 sq.ft. (54.6 sq.m.) approx.



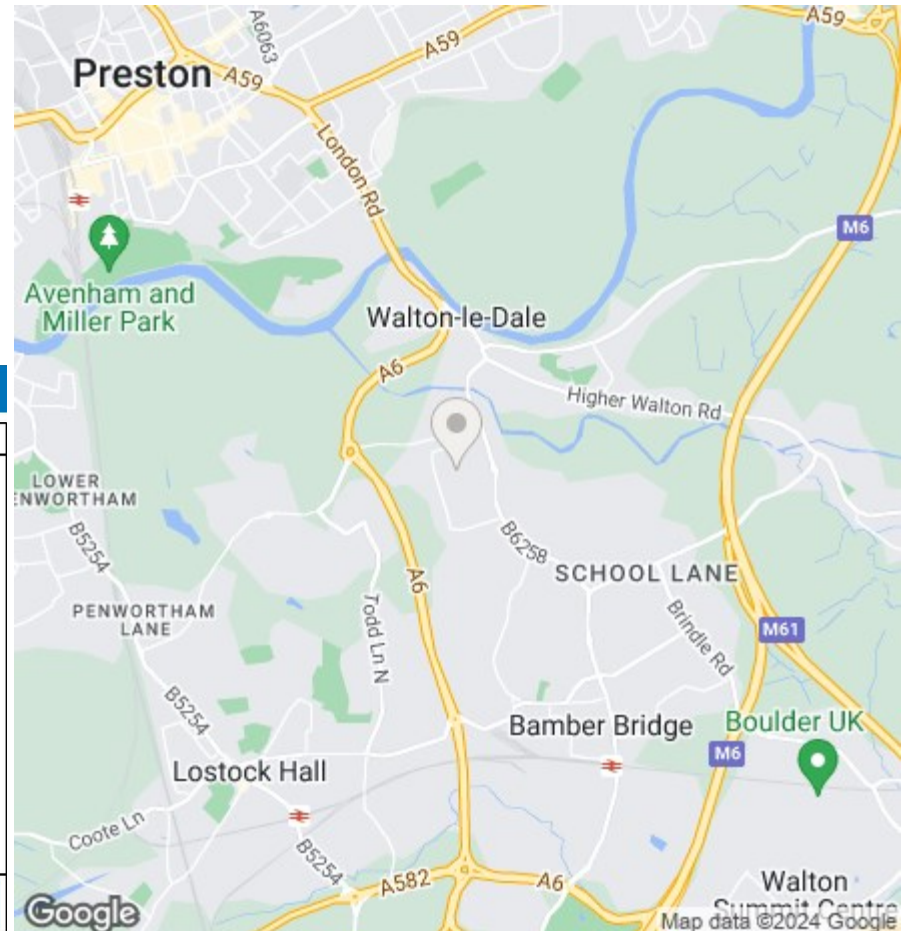
1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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	

## 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	