



Edward Street, Walton-Le-Dale, Preston

Offers Over £129,950

Ben Rose Estate Agents are pleased to present to the market this two-bedroom mid-terraced property located on a quiet cul-de-sac in the heart of Walton Le Dale. The property is conveniently situated just a short drive away from Preston town centre, offering easy access to local shops and amenities. Boasting superb travel links via the nearby train station and the M6 and M61 motorways, making commuting a breeze. Additionally, this home is within close proximity to excellent schools and nurseries, making it an ideal choice for families. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hallway, where the stairs to the upper level are located. On the left, you will find the spacious lounge with a large front-facing window and double doors leading into the dining room. The dining room, currently utilized as an additional sitting room, offers ample space for a large family dining table. Continuing through, you will find the kitchen at the rear, equipped with an integrated oven and hob, along with additional space for freestanding appliances. Access to the rear yard is available here via a single door. A WC and storage area are encompassed in a convenient lean-to, which is accessed externally.

Moving upstairs, you will find three well-proportioned bedrooms, with the master and bedroom two benefiting from integrated storage.

Externally, at the front, there is plenty of on-road parking. At the rear, there is a good sized L-shaped yard with double gates leading to the rear ginnel.



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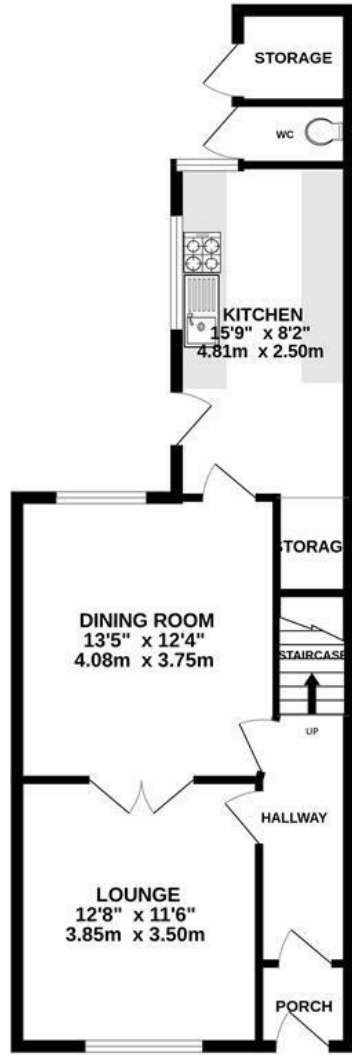








GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

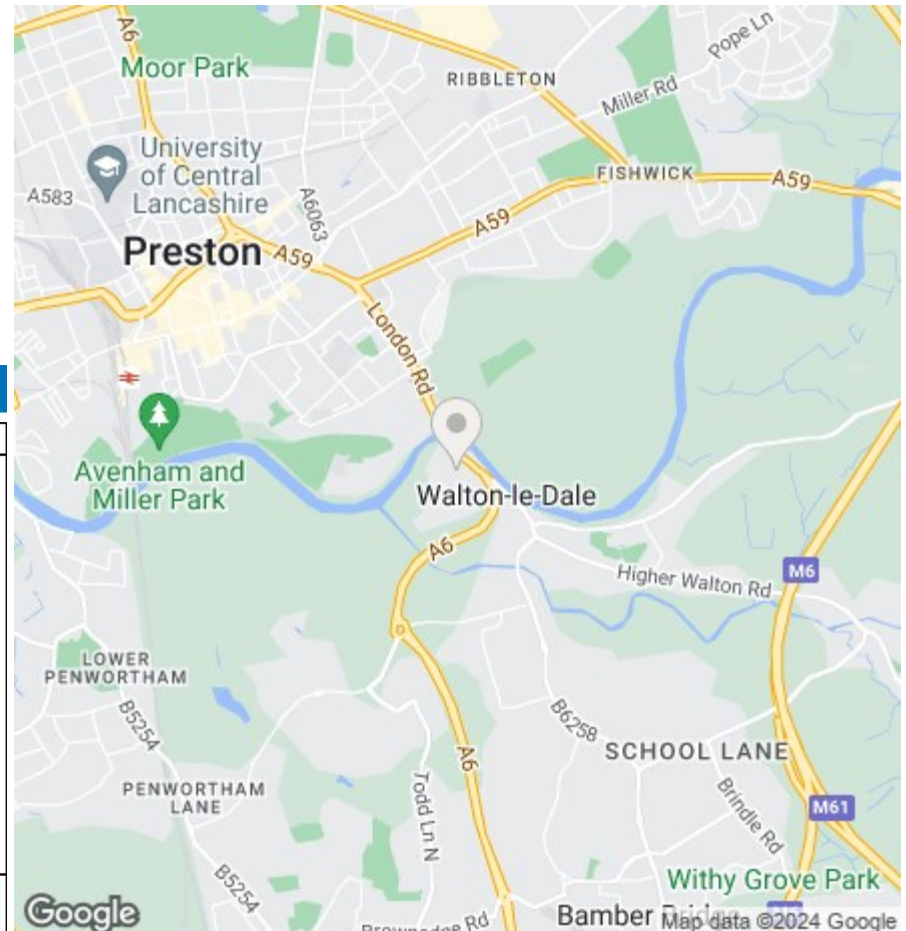


1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 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) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		