



Chatsworth Road, Walton-Le-Dale, Preston

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this lovely three-bedroom, corner plot property situated just outside of Preston city centre. This would be an ideal home for families in the area, offering a good amount of indoor and outdoor space. The property is situated only a short drive from Preston city centre and is conveniently located just a five-minute drive to the Capitol Centre, where you'll find a range of supermarkets and shops right on the doorstep. Additionally, there are excellent travel links via local bus routes and the nearby M6 and M65 motorways.

Walking through the ground floor, you enter through the entrance hall leading into the main reception hall. From there, you'll find a spacious open-plan lounge/diner featuring a fireplace as a centerpiece, offering ample space for a full settee suite and dining table. This area seamlessly flows into the conservatory at the rear, providing additional living space flooded with natural light. The modern kitchen is a highlight, boasting under cabinet lighting and integrated appliances such as a microwave, dishwasher, induction hob, and fridge and freezer. Completing the ground floor is a convenient WC.

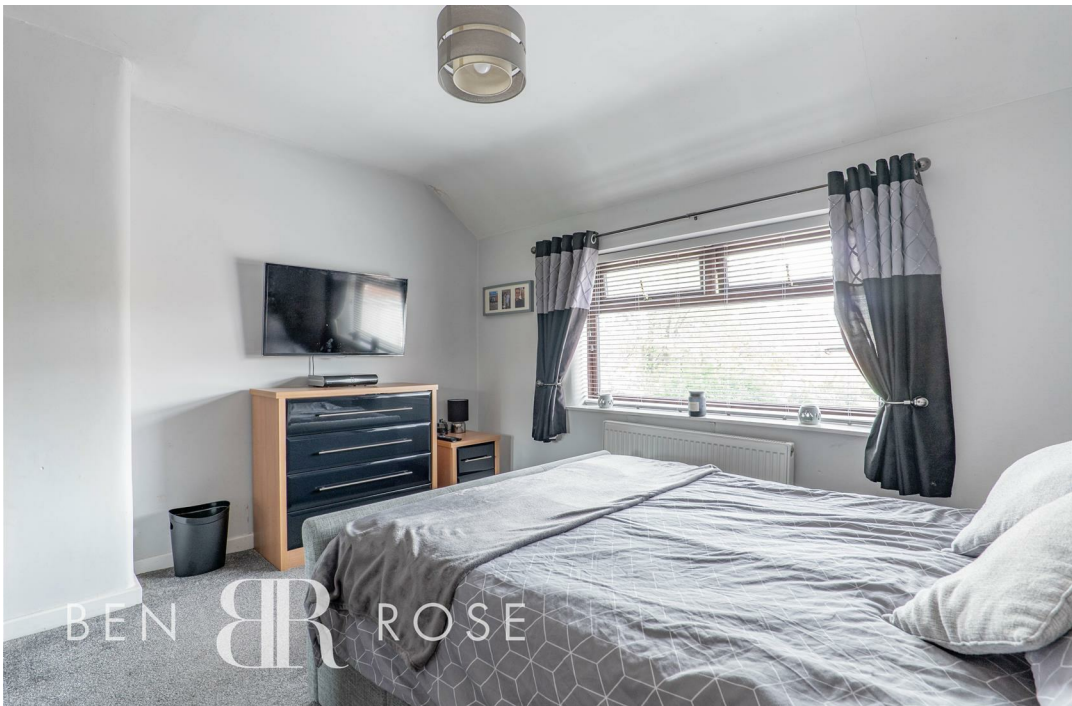
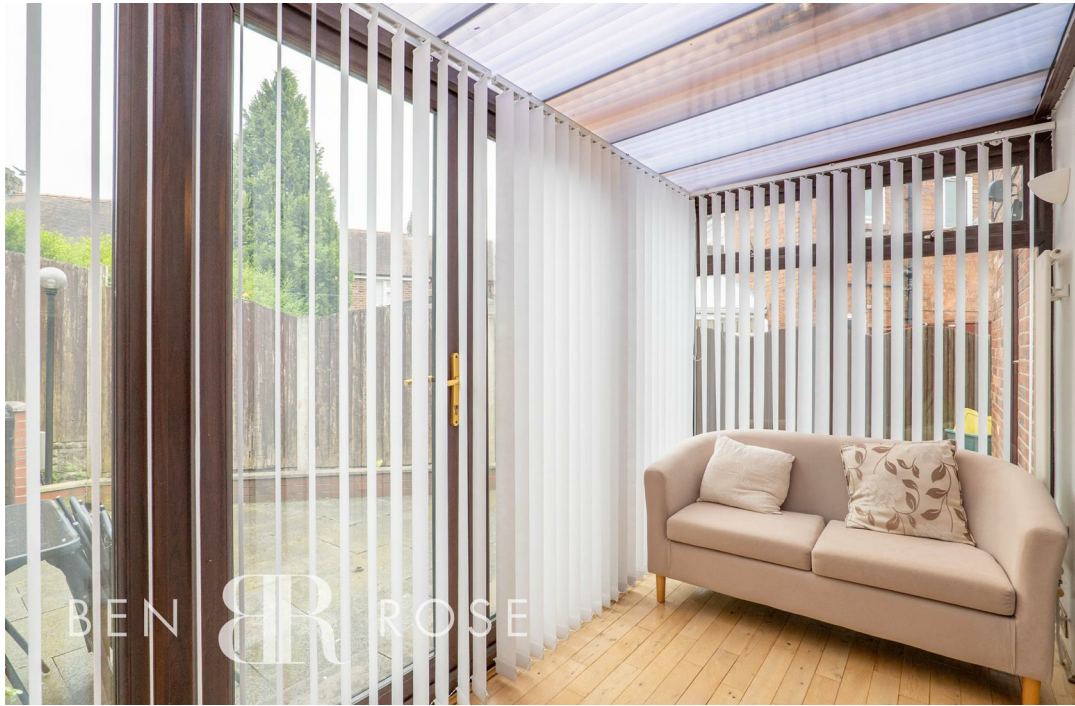
Moving to the first floor, you'll find three bedrooms, providing comfortable accommodation for a growing family. Adjacent is a three-piece family bathroom with an over-the-bath shower, catering to the needs of daily living.

Externally, the property offers practicality and convenience. To the front is a driveway with space for up to three cars, leading up to the single integrated garage, offering ample parking options. Here, you'll also find a sizeable front lawn, enhancing the property's curb appeal. To the rear is a convenient yard, providing additional outdoor space.

In summary, this property offers a comfortable and practical living space, ideal for families, complemented by its convenient location and ample amenities nearby.

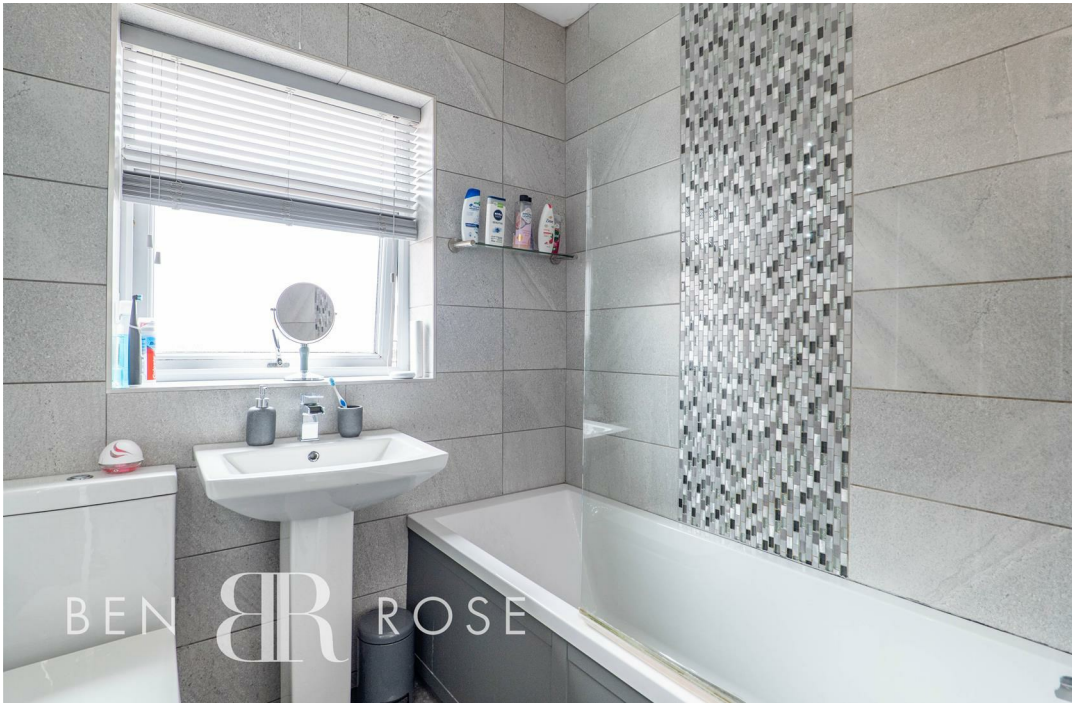






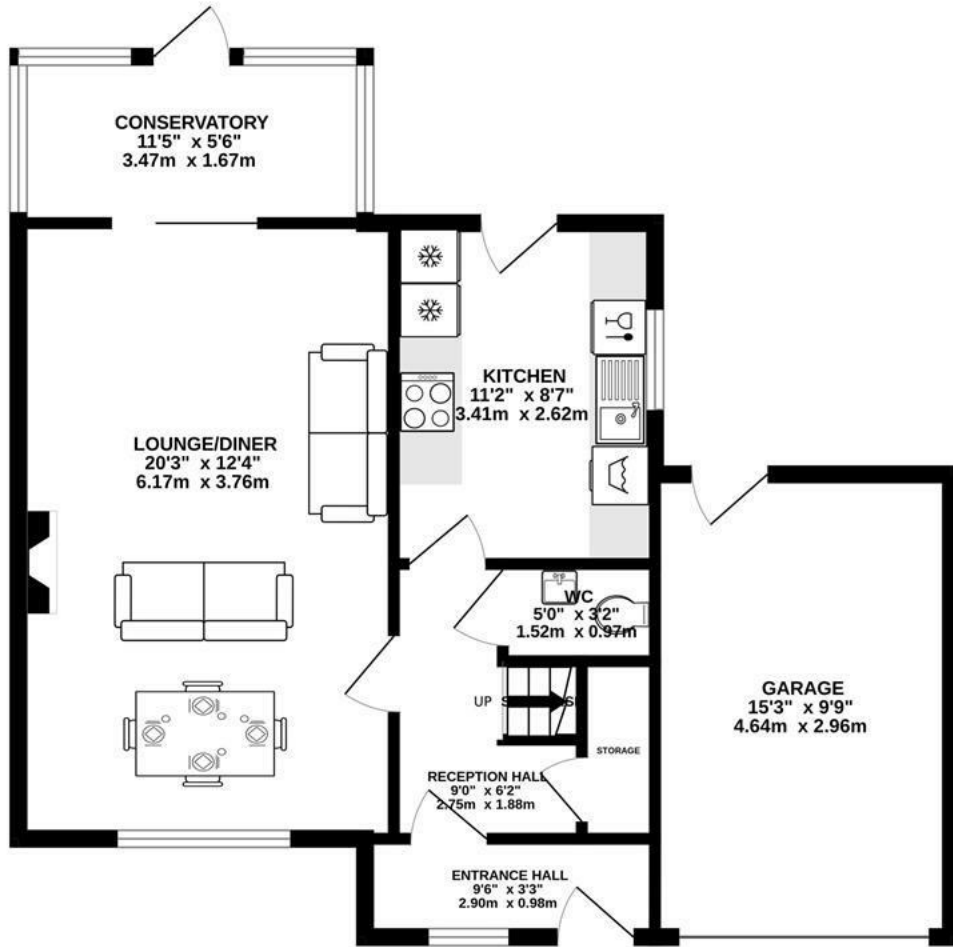




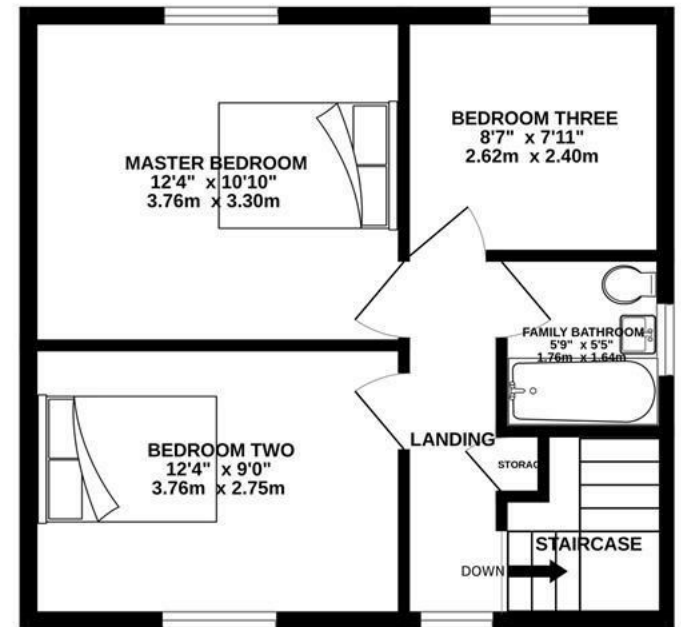


BEN ROSE

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

