



Edward Street, Walton-Le-Dale, Preston

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this traditional four-bedroom, semi-detached property situated just outside of Preston city centre. This home, offered with NO ONWARDS CHAIN, is ideal for those looking for a project as it is in need of some modernisation. The property boasts traditional features throughout and offers generously sized rooms. Conveniently located, the home is within walking distance of The Capitol Centre, which hosts a variety of shops and amenities, including a cinema. Additionally, it provides easy access to Preston city centre, offering even more amenities and excellent transport links.

Upon entering the ground floor, you are welcomed into an entrance hall that leads into the charming reception hall, featuring the original tiled flooring. The front lounge is spacious, complete with a feature fireplace that adds a touch of character to the room. Moving through the property, you will find a sizeable dining room perfect for family meals and gatherings. The kitchen, which provides access to the under-stair storage and the yard, offers ample space for cooking and storage solutions.

Ascending to the first floor, the gallery landing leads you to four well-proportioned bedrooms, each offering a comfortable, yet spacious, layout. The family bathroom is fitted with a three-piece suite, catering to the needs of a busy household.

Externally, the property benefits from on-road parking at the front. To the rear, there is a convenient yard, providing a practical outdoor space for various activities. Additionally, an outbuilding offers added storage options.

This property presents a fantastic opportunity for those seeking a traditional home with the potential to modernize to their taste, all within a sought-after location near Preston city centre.















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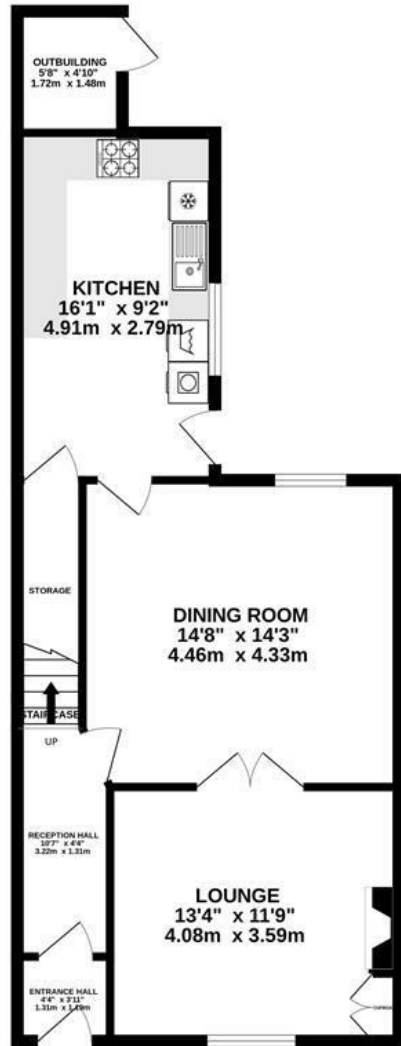
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GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.

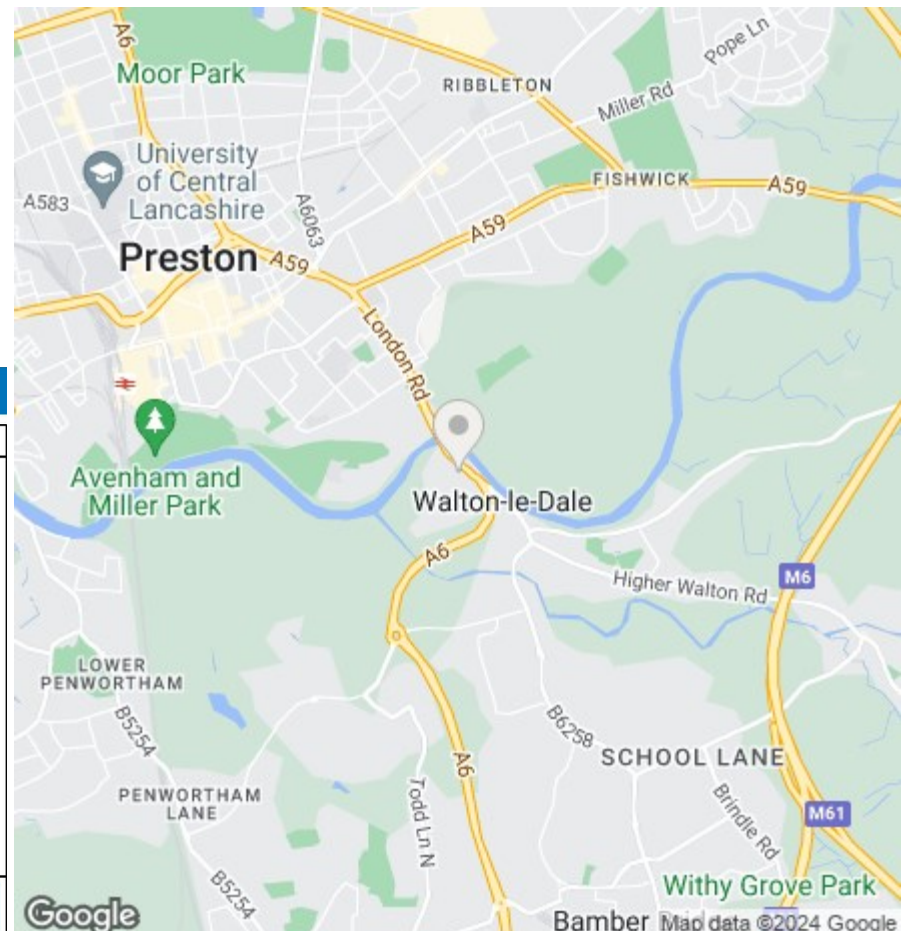


TOTAL FLOOR AREA: 1230 sq.ft. (114.3 sq.m.) approx.

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	59	
(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	