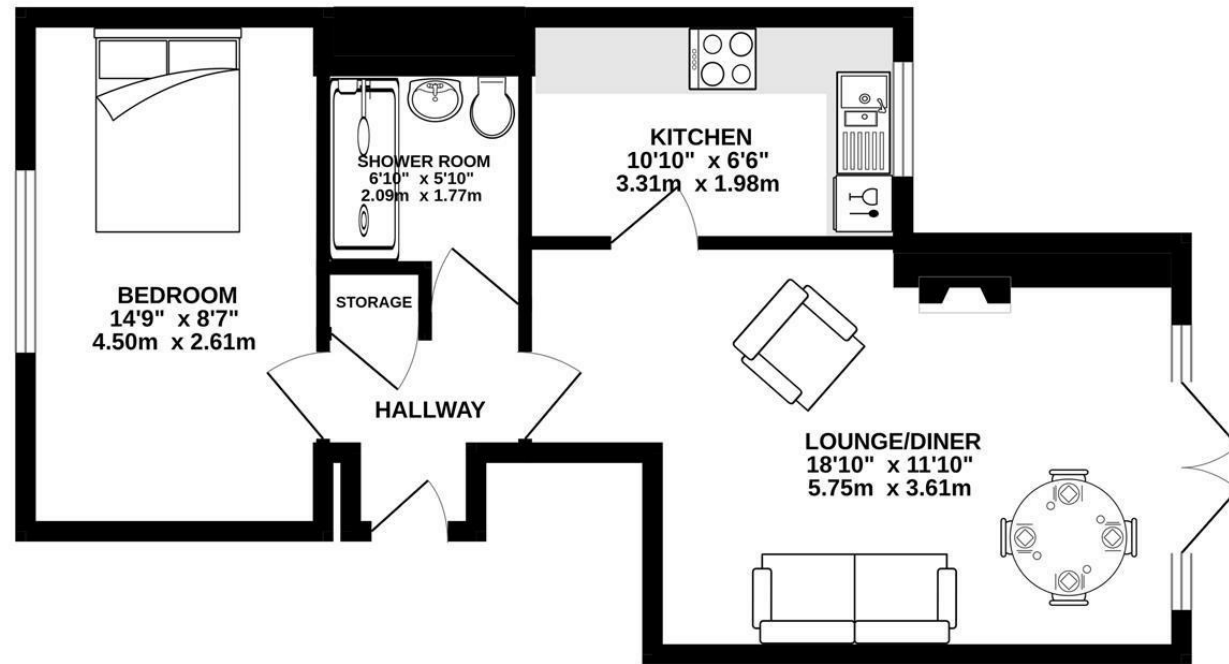


GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (42.9 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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**Church Brow, Walton-Le-Dale, Preston**

**Offers Over £119,950**

Ben Rose Estate Agents are pleased to present this charming one-bedroom ground floor apartment in the sought-after area of Walton-le-Dale. This property is ideal for a first-time buyer or someone looking to downsize. Conveniently located, it is just a short drive to Preston City Centre and is surrounded by excellent local schools, supermarkets, and amenities. Additionally, there are fantastic travel links with a nearby train station and easy access to the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Access to the apartment is at street level through a well maintained communal entrance, followed by a staircase leading down to the lower level. Upon entering the property, you step into the welcoming entrance hallway, which provides access to most rooms. To the right is the spacious lounge/diner, featuring a fireplace and double patio doors that open to a rear garden. This room has ample space for a sofa suite and a dining table. Adjacent to the lounge/diner is the modern kitchen, equipped with an integrated oven, hob, washing machine, and dishwasher, with additional space for freestanding appliances. Continuing through the hallway, you will find a well-proportioned double bedroom and a modern three-piece shower room.

Externally, there is resident parking at the rear, accessible via remote controlled double gates. The rear also features a lovely, low-maintenance flagged garden space, perfect for enjoying the outdoors.

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
68	72

Very energy efficient - lower running costs  
(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(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 <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

