



Marlborough Drive, Walton-Le-Dale, Preston

Offers Over £155,000

Ben Rose Estate Agents are pleased to offer this two-bedroom semi-detached property in a desirable area of Walton-Le-Dale. Perfect for first-time buyers, the home provides easy access to Preston City Centre and nearby towns. Local amenities, including shops, schools, and The Capitol Centre, are conveniently close. The property is well-connected by bus routes and offers quick access to the M6, M61, and M65 motorways, making it ideal for commuters.

Internally, upon entering you'll find a welcoming entrance hall offering direct access to the lounge. The lounge is of a good size, and benefits from a front facing window and fireplace. Access to the remainder of ground floor rooms can also be found here. The adjacent kitchen is equipped with ample wall and base units, along with plenty of room for freestanding appliances. There's also easy access to the generous under-stair storage. The dining room, located next to the kitchen receives an abundance of light from the rear, has room for a large family dining table and provides access to the rear garden.

Upstairs, you'll find two double bedrooms, both with integrated storage, offering a comfortable space for relaxation. The first floor also features a three-piece family bathroom with an over-the-bath shower and additional storage off the landing.

Externally, the property includes a driveway with parking for two cars. The rear garden is generously sized, secluded, and features both lawn and paved areas, offering a private outdoor space for relaxation or entertainment.

Overall, this property combines comfort and practicality, making it an excellent opportunity for new owners. A new boiler was installed in December 2023.



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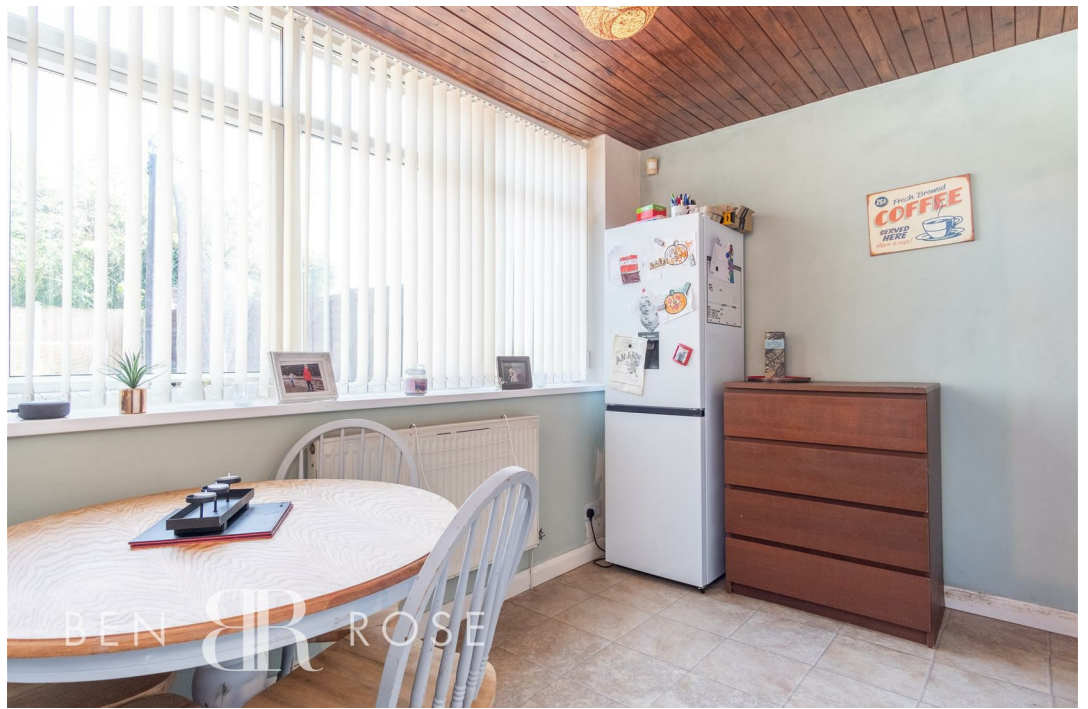
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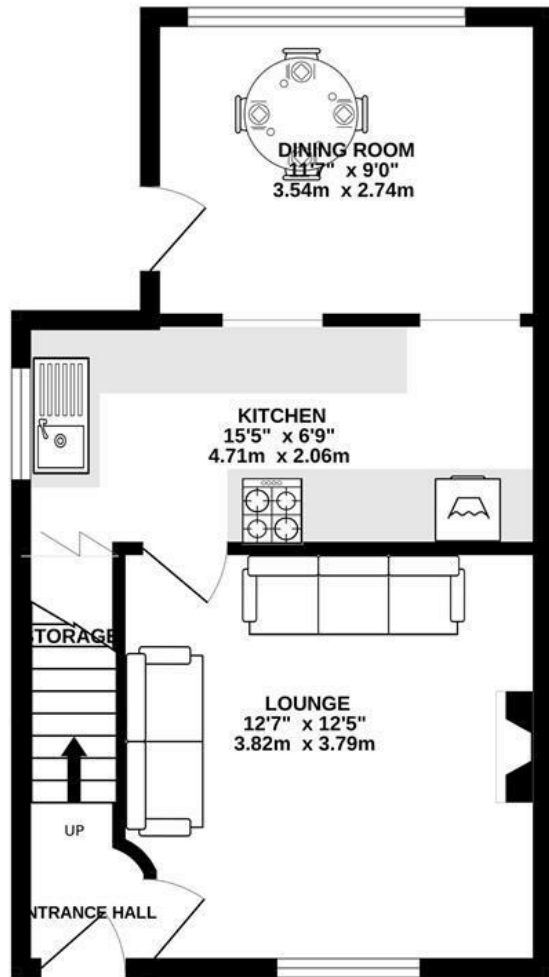
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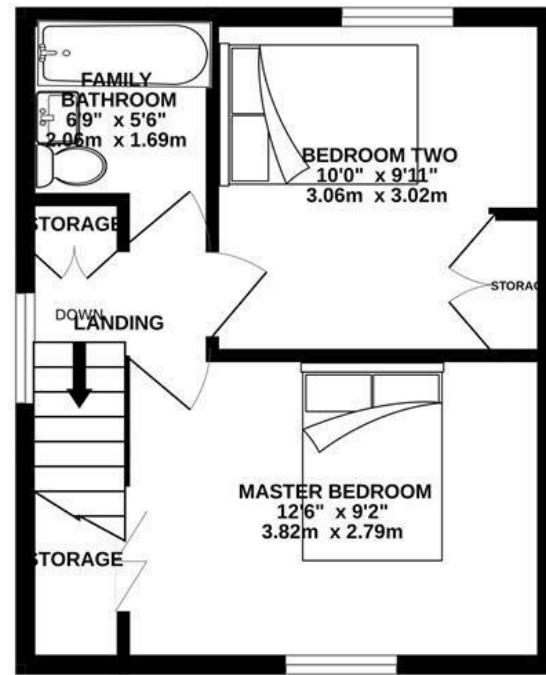
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GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.

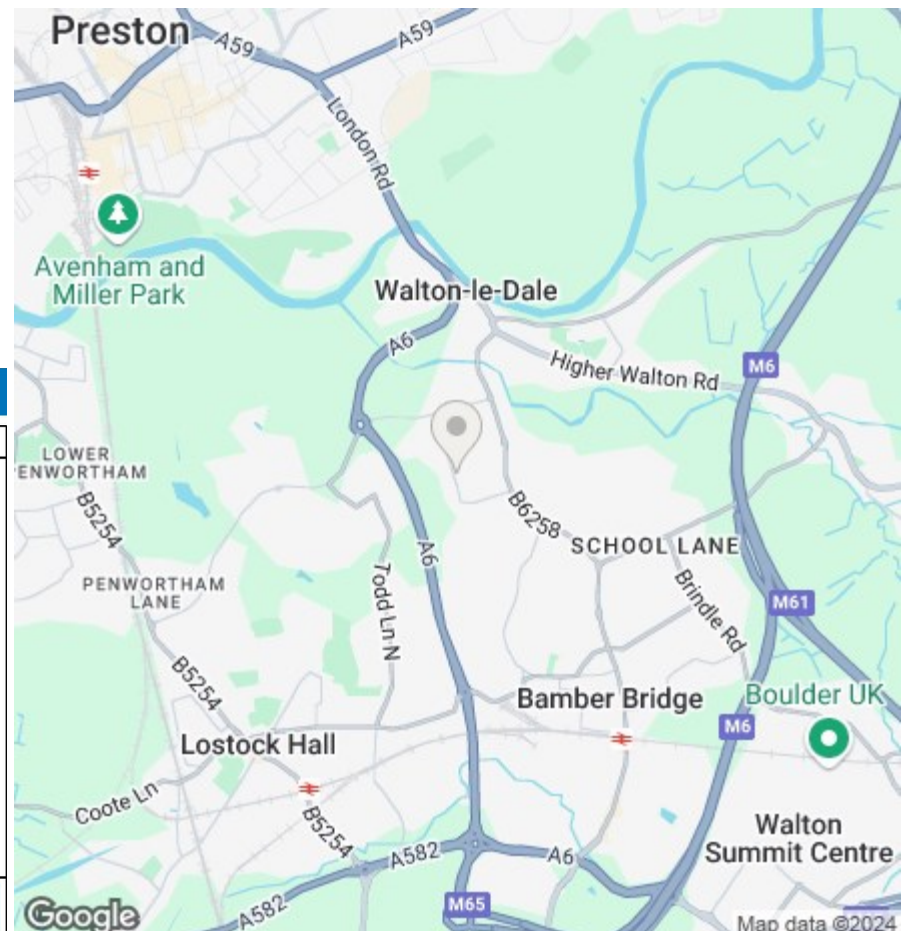


TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: 73
Potential: 86

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	