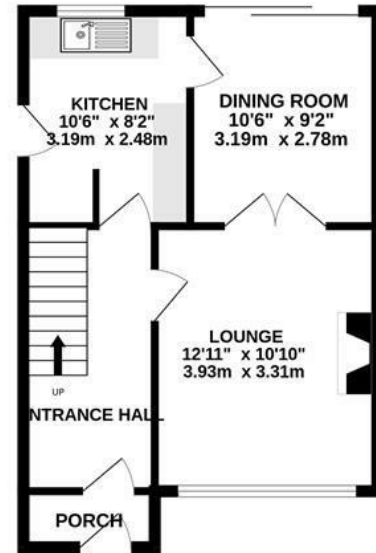
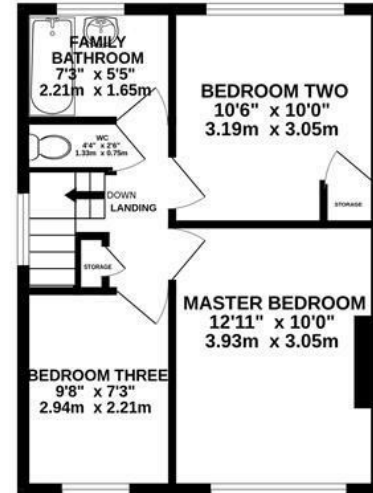


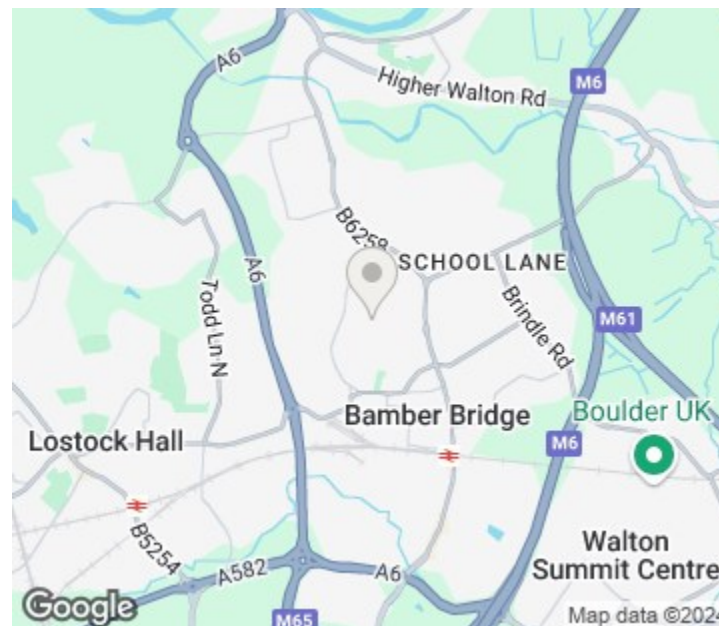
GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
85	57
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	
EU Directive 2002/91/EC	

BEN  ROSE



Coniston Drive, Walton-Le-Dale, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi detached property situated on a pleasant residential area just outside of Bamber Bridge. Benefiting from excellent local shops and amenities nearby, as well as easy access to Preston City Centre via nearby travel links such as the 125 bus as well as the A6. This property offers great potential, Ideal for first-time buyers and families especially.

Upon entering the home, you are welcomed into an entrance hall that provides access to the stairs, kitchen and lounge. The lounge, situated at the front, features a gas fire with back boiler, which supplies the partial central heating and a large window, keeping the room filled with light. Adjacent is the dining room, with plenty of space for a four person dining table, as well as easy access to the garden via sliding patio doors, offering a pleasant view of the garden. The kitchen which is connected to the dining room has plenty of opportunity for modern amenities to be added.

Moving to the first floor, there is a storage cupboard at the top of the stairs and here you will find three good-sized bedrooms, two of which are spacious doubles easily accommodating king-sized beds and a cosier single bedroom at the front of the home. All three bedrooms offer plenty of opportunity for storage space such as wardrobes or dressers. The family bathroom includes a bath with an over-bath shower, and a separate WC in an adjacent room.

Externally, this property boasts a good-sized, well-maintained rear garden with a garden shed and tall fences for added privacy as well as its own apple tree. The single separate garage offers additional storage or parking space, while the front of the property features a driveway with space for off-road parking. Overall, this house would make an ideal choice for first time buyers or couples looking to move to the area.

