



Masefield Place, Walton-Le-Dale, Preston

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, semi-detached bungalow located in the highly sought-after area of Bamber Bridge, Lancashire. Ideal for families or downsizers alike, this inviting property offers both comfort and convenience. Situated on a quiet, family-friendly street, the home benefits from excellent local amenities, including shops, restaurants, and well-regarded schools, all within close reach. Bamber Bridge boasts strong transport links, with nearby bus and train services making travel to surrounding towns and cities straightforward, while the M6 and M65 motorways provide easy access to Preston, Blackburn, and beyond.

Upon entering, you're welcomed by a bright and spacious entrance hall that offers built-in storage, perfect for coats and shoes. From here, the layout flows naturally into the generously sized lounge/diner with patio doors leading to the rear garden, creating a lovely blend of indoor and outdoor living. Adjoining the lounge/diner is a well-appointed kitchen, complete with storage.

The property offers two well-proportioned bedrooms, each with a comfortable amount of space and storage options. The family bathroom is sleek and functional, designed to suit a variety of needs.

Externally, the property provides a driveway with parking space for up to two cars, in addition to a single garage for extra storage or parking. To the rear, the secluded garden is a true highlight, featuring a patio area for outdoor seating perfect for family activities or quiet relaxation. This property is an excellent opportunity for those looking for a well-connected yet peaceful retreat—don't miss out on this lovely home!







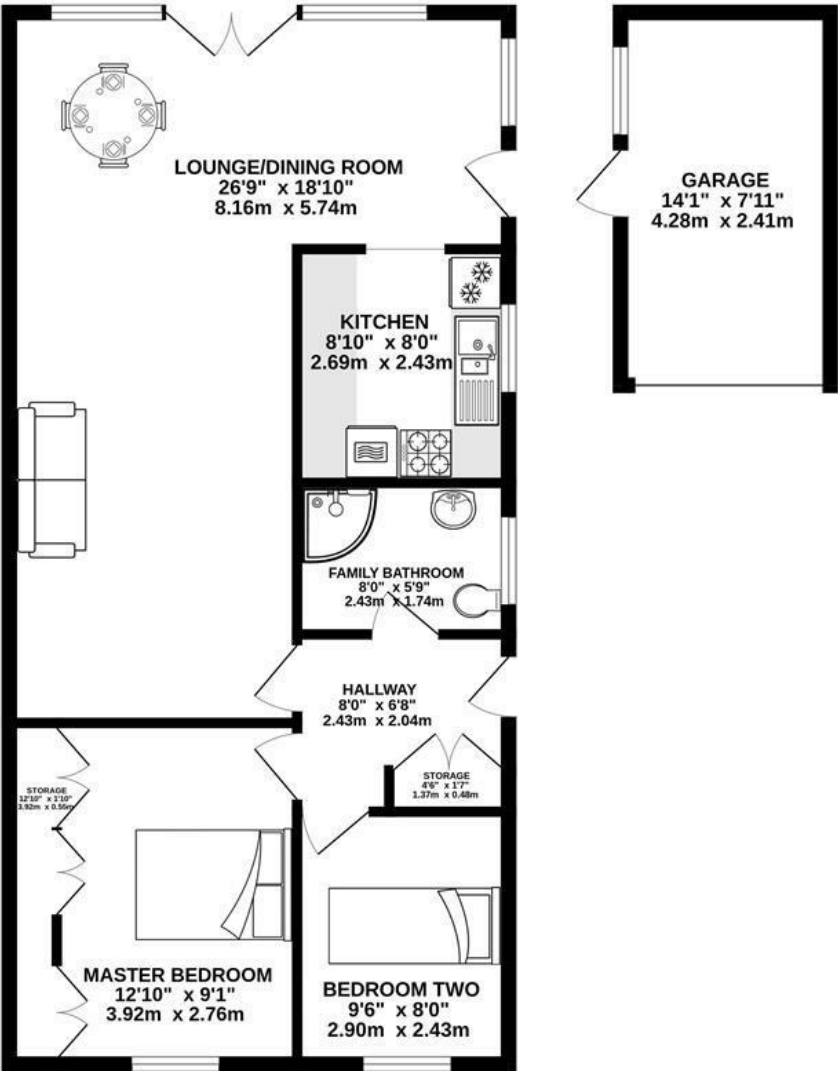






BEN ROSE


GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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		
	72	85
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 