



Ambleway, Walton-Le-Dale, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to market this lovely three-bedroom detached family home, located in the popular residential area of Walton-le-Dale, Lancashire. This beautiful property offers a spacious and modern layout, ideally suited for family living. Walton-le-Dale is a vibrant community with excellent amenities nearby, including reputable schools, local shops, and scenic parks. For commuters, the home is ideally positioned close to the M6 and M65 motorways, providing easy access to surrounding towns and cities. The area is also well-served by regular bus routes, and nearby train stations connect you quickly to the wider Lancashire area and beyond.

Stepping into the ground floor, you're welcomed by a bright and airy entrance hall that flows seamlessly into the main living spaces. The spacious lounge offers a comfortable and inviting area for family relaxation or entertaining. Moving through to the rear of the home, you'll find an open-plan kitchen/diner that's beautifully finished with modern, integrated appliances and ample counter space, ideal for family meals and gatherings. The utility room provides both space for washing and a downstairs WC.

Ascending to the first floor, the home continues to impress with three well-sized bedrooms, each offering ample space and flexibility to suit family needs. The master bedroom benefits from its own private ensuite, providing a touch of luxury and convenience. A stylish three-piece family bathroom completes the upper level, serving the remaining two bedrooms with a modern, practical layout.

Outside, the property boasts a driveway to the front with room for up to two cars, alongside a garage that offers additional parking or storage space. The rear garden is a true highlight, featuring a secluded layout with a mix of patio and lawn, perfect for outdoor dining, children's play, or simply enjoying the outdoors in privacy.







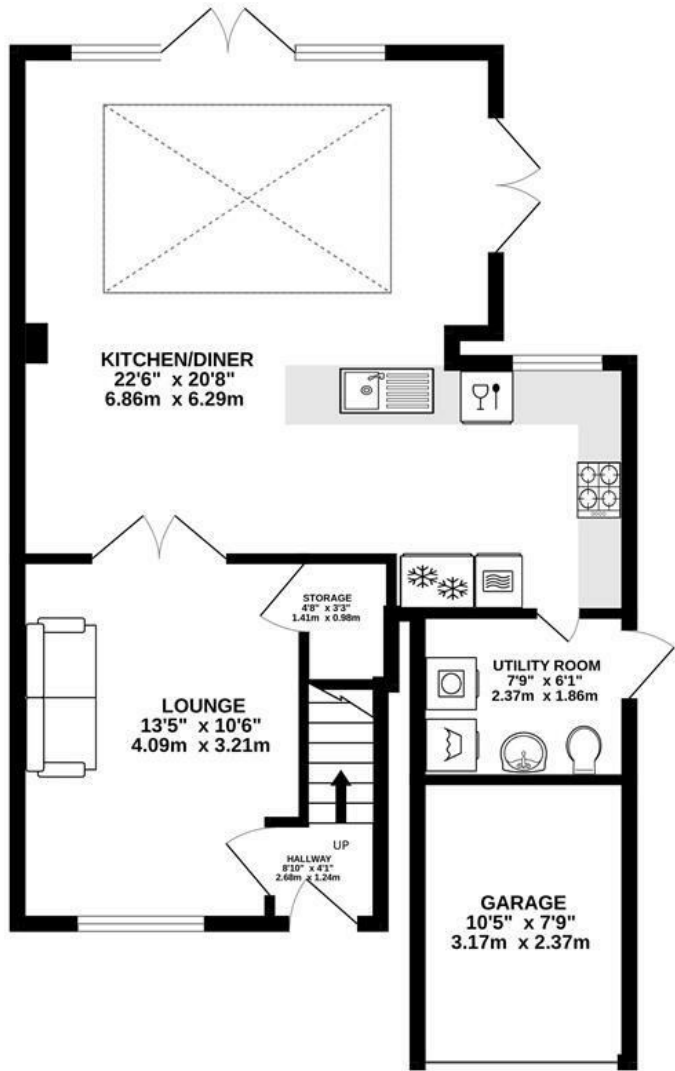




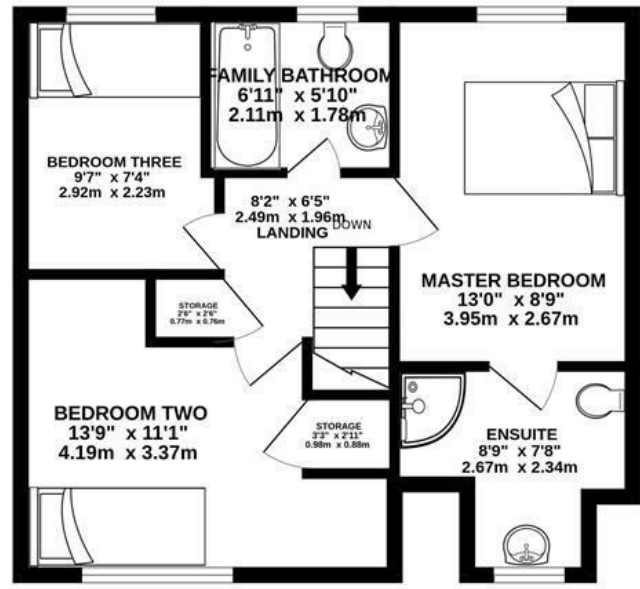


BEN ROSE

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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		
	71	83
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	

