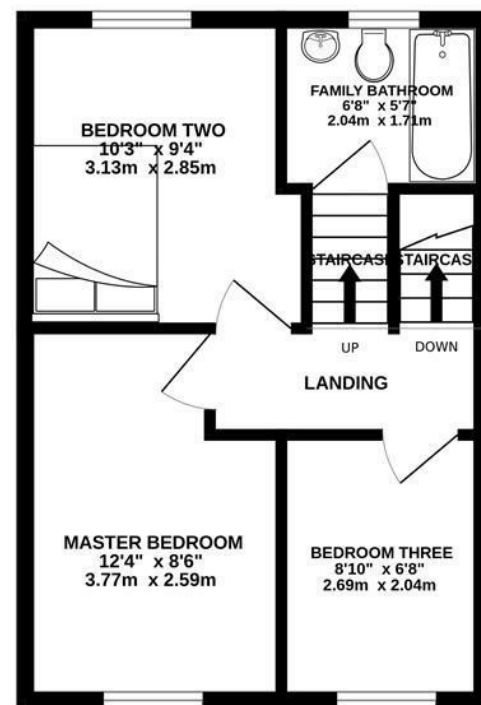
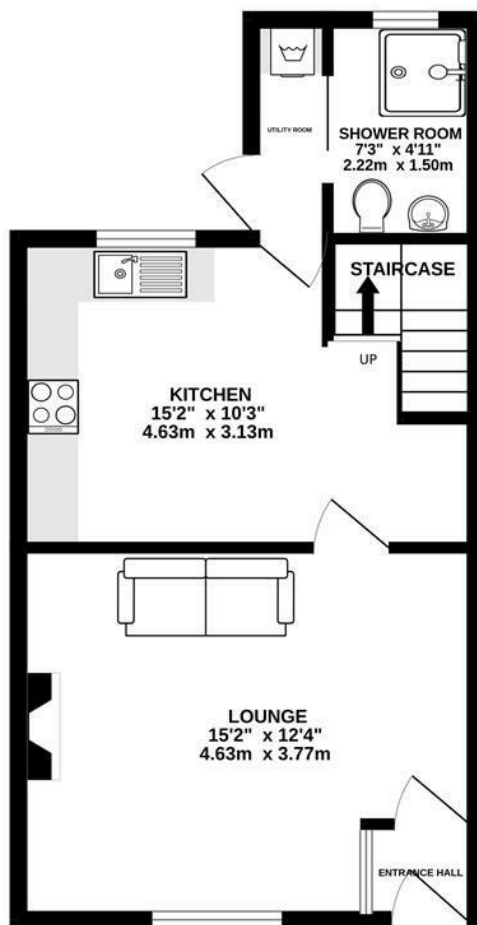


1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	87
<i>Not energy efficient - higher running costs</i>			

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			



Queens Road, Walton-Le-Dale, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terraced home, located in a quiet, no-through road in the sought-after area of Walton-Le-Dale, Lancashire. This delightful property is being offered with NO CHAIN, making it an ideal opportunity for first-time buyers. Situated within easy reach of local amenities, the home benefits from excellent travel links, including nearby train stations, regular bus routes, and convenient access to the M6 and M61 motorways. Walton-Le-Dale offers local schools, shops, and leisure facilities nearby, as well as being within a short distance of Preston city centre.

Upon entering the home, you are welcomed into a bright entrance hall, leading directly into the spacious lounge. This inviting space features a charming fireplace with a log burner, perfect for creating a warm and cozy atmosphere. From the lounge, you'll find access to the kitchen, which boasts ample storage, space for appliances, and the unique addition of an open staircase leading to the first floor. Just off the kitchen is a utility room, providing convenient extra space for household tasks, and from here, there is through access to a downstairs shower room, designed as a practical wet room.

Moving to the first floor, the property offers three well-proportioned bedrooms. The master and second bedrooms provide plenty of room for double beds and additional furniture, while the third bedroom offers flexibility and could serve as a study or nursery. Completing this floor is a three-piece family bathroom, featuring an over-the-bath shower.

Externally, the home benefits from on-road parking to the front. To the rear, you'll find a low-maintenance yard with access to a private road, adding an element of convenience and privacy.

This wonderful home is perfect for first-time buyers looking for a well-connected location with easy access to local amenities and travel links. Don't miss the chance to make this property your own.

