



**Severn Drive, Walton-Le-Dale, Preston**

**Offers Over £265,000**

Ben Rose Estate Agents are pleased to present to market this beautifully extended, four-bedroom semi-detached home in the sought-after area of Walton-Le-Dale, Lancashire. Perfectly suited for families, this charming property offers spacious living throughout and boasts open-aspect rear views. Ideally located, it benefits from excellent travel links, with nearby access to the M6, M65, and M61 motorways, as well as convenient bus routes and Preston train station, all providing ease of travel across the region. Walton-Le-Dale offers a range of local amenities including well-regarded schools, parks, and leisure facilities, with Preston city centre and the town of Leyland just a short drive away. For added peace of mind, Walton-Le-Dale primary school is only a short walk away.

As you step into the home, you are welcomed by a bright and inviting reception hall. To the front, a spacious lounge provides the perfect space for relaxing or entertaining, complete with a large window that floods the room with natural light. Moving through, you'll find a versatile family room, ideal as a second sitting area or playroom, which opens into the stunning kitchen/diner extension at the rear. This beautifully designed space features a classic Belfast sink, ample room for dining, and sliding doors that lead out to the rear garden, seamlessly blending indoor and outdoor living. A convenient utility room and a WC located under the stairs complete the ground floor.

Upstairs, the first floor boasts four well-proportioned bedrooms. Three of the bedrooms are doubles, with the second bedroom enjoying picturesque views over the rear garden and open field beyond. The modern three-piece family bathroom offers a contemporary design and completes this level. Additionally, a loft room, accessed via a fold-down ladder, provides excellent potential for storage or use as a private study or hobby space.

Externally, the home offers a driveway to the front, with space to accommodate up to two cars. Gated access further adds to the parking potential down the side of the home. To the rear, a beautifully maintained garden awaits, featuring a lawn, a patio area ideal for outdoor dining, and a separate children's play area laid with wood chippings, making it perfect for family use.

This wonderful family home is ready to move into and offers everything a growing family could need. Don't miss the opportunity to view this fantastic property in a prime location.





























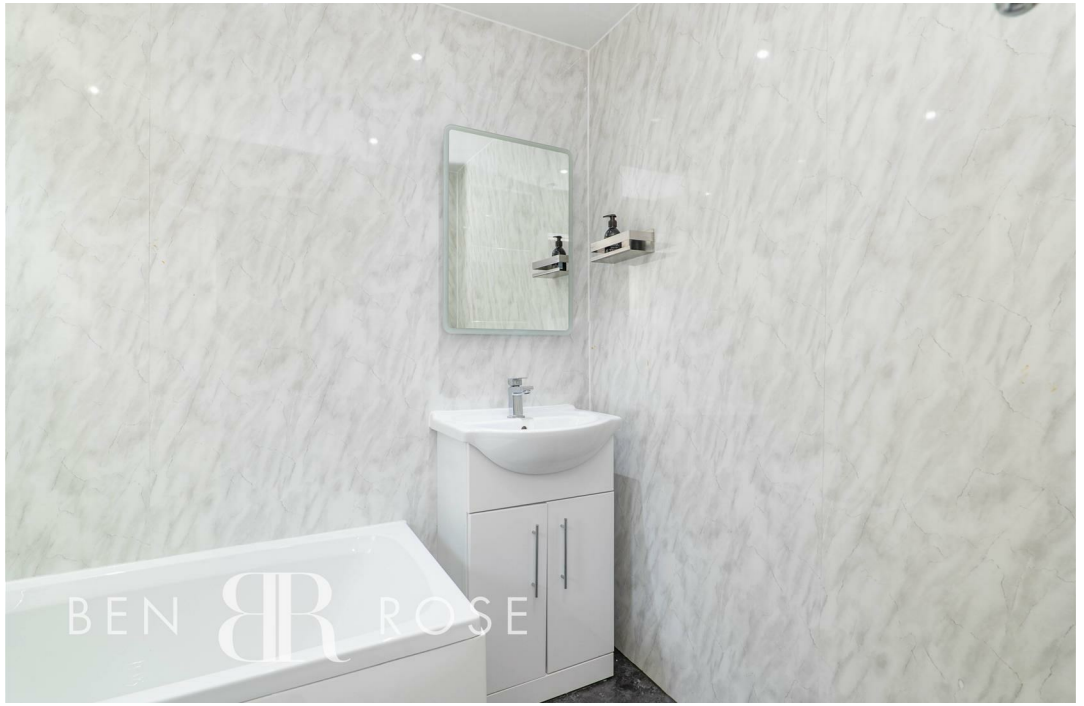








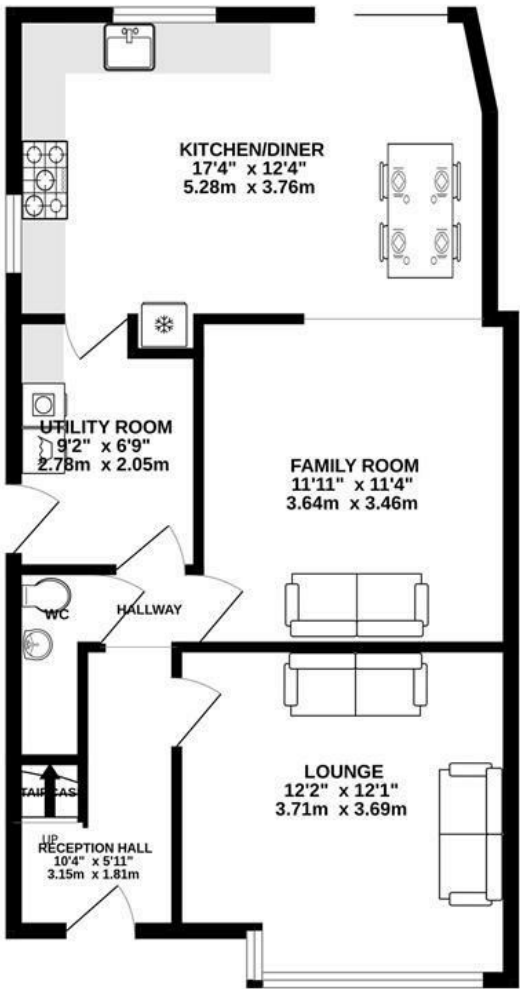




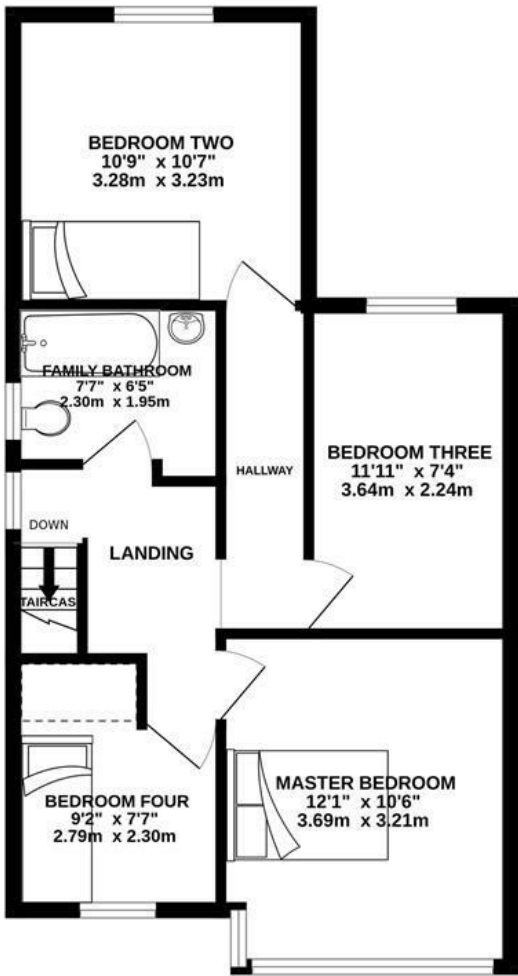


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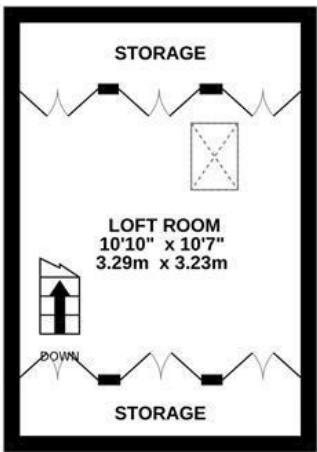
GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



2ND FLOOR  
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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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		
	67	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

