



**Cinnamon Hill Drive North, Walton-Le-Dale, Preston**

**Offers Over £225,000**

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom detached home, situated on a desirable corner plot in the sought-after area of Walton-Le-Dale, Lancashire. Offering a fantastic opportunity for families, this property boasts an abundance of potential for extension, subject to planning permission. The home enjoys an enviable location with excellent access to local amenities, including shops, schools, and leisure facilities. For commuters, the property is conveniently located near key travel links, including the M6 and M65 motorways, and offers easy access to nearby towns and cities such as Preston and Chorley. Bus routes are within walking distance, and Preston train station is only a short drive away, providing further connectivity.

Upon entering the home, you are greeted by a welcoming reception hall that provides access to the staircase. The generously sized front lounge is a standout feature, boasting dual aspect windows that fill the space with natural light and a charming feature fireplace, perfect for cosy family evenings. The family dining room offers ample space for entertaining and seamlessly connects to the well-appointed kitchen. The kitchen features an integrated oven and microwave, along with space for additional freestanding appliances, making it both functional and versatile. A convenient WC completes the ground floor accommodation.

Moving to the first floor, the home features three well-proportioned bedrooms, two of which are doubles. The third bedroom provides flexibility, making it ideal for use as a study or nursery to suit your family's needs. The four-piece family bathroom is well designed, offering both a bathtub and a separate shower, perfect for busy mornings or relaxing evenings.

Externally, the property boasts a driveway to the front with space for up to three cars, leading to the integrated garage, which provides additional storage or parking. To the rear, you will find a secluded garden, ideal for outdoor gatherings or relaxation. With room for garden furniture, this outdoor space offers privacy and potential for further landscaping.

In summary, this charming home on a corner plot in Walton-Le-Dale offers both comfort and potential, making it an ideal choice for families looking to settle in a well-connected and thriving community. Don't miss the opportunity to make this house your home.

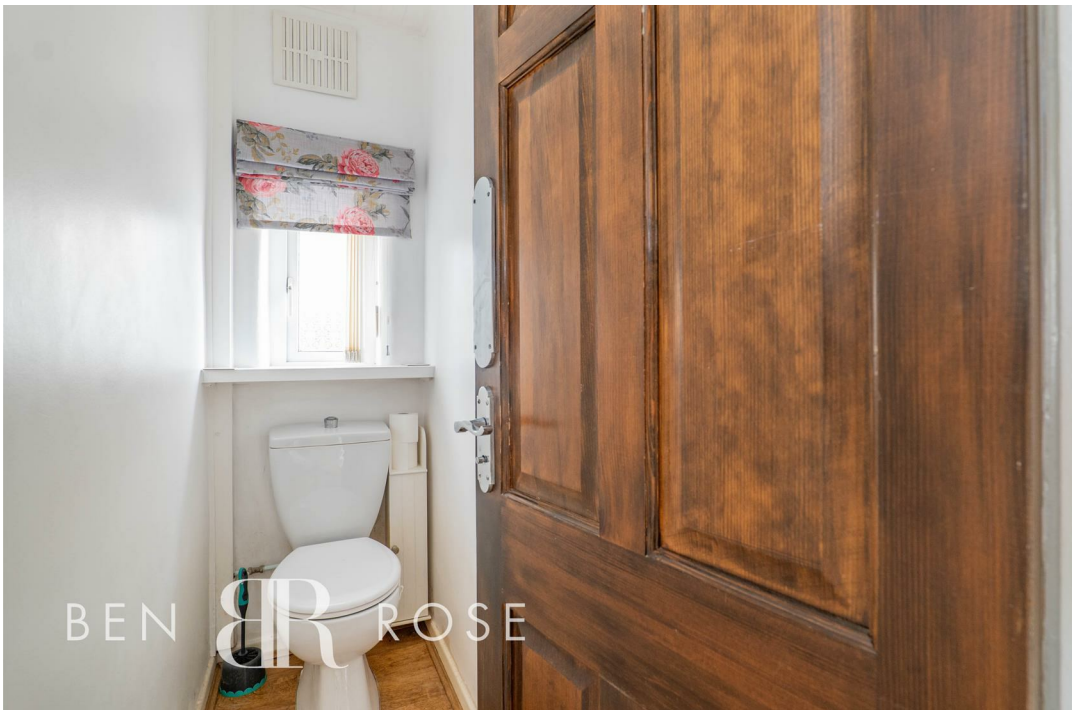






















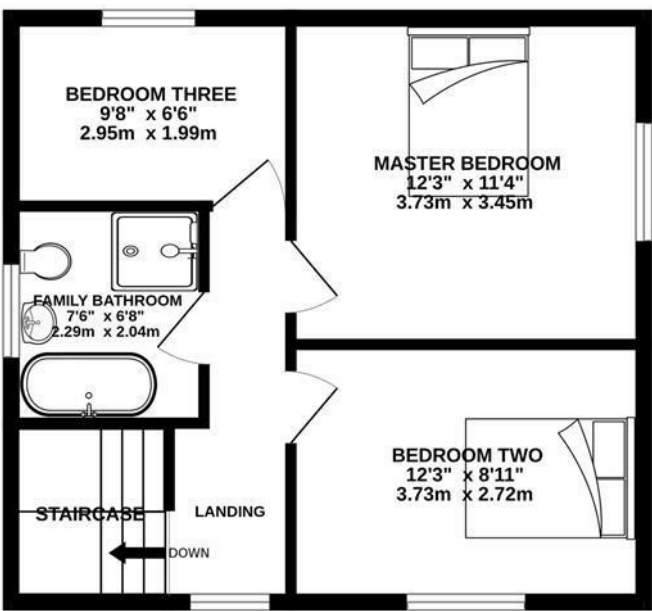
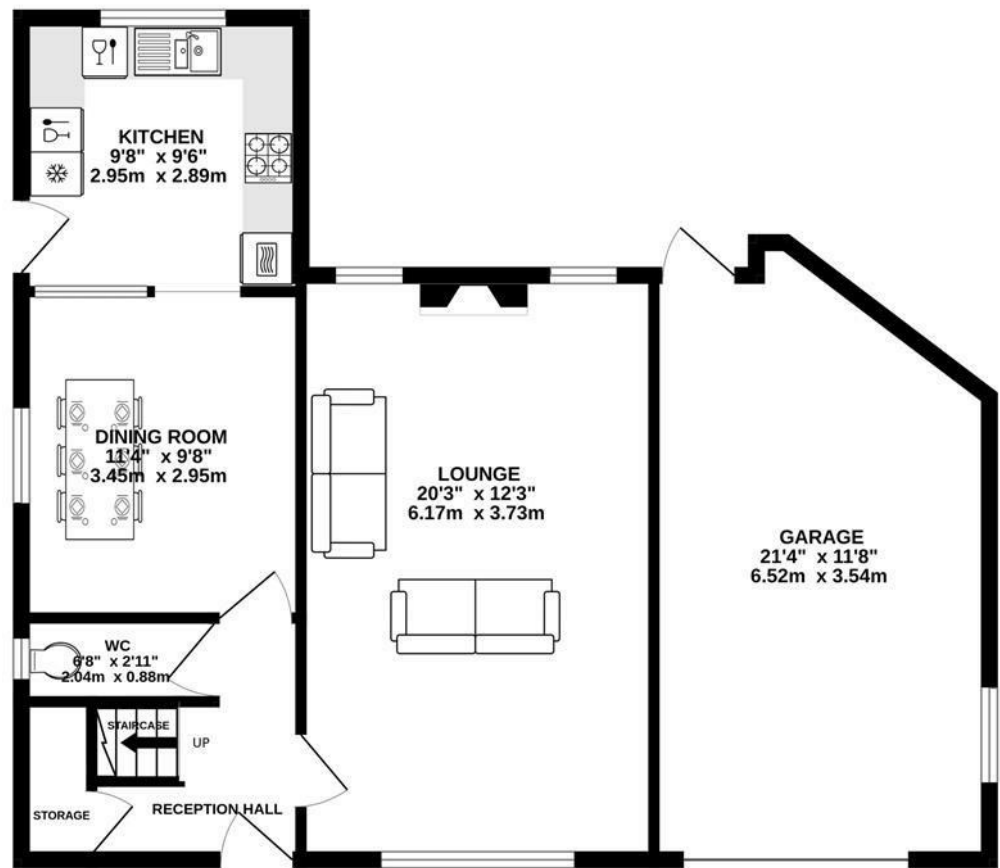




# BEN ROSE

GROUND FLOOR  
752 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.




TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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	<div>64</div>	<div>81</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 