



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

**Offers Over £215,000**

Ben Rose Estate Agents are pleased to market this beautifully presented three-bedroom semi-detached family home, located in a peaceful neighbourhood in Walton-Le-Dale. Ideal for growing families, this property offers the perfect balance of modern living with stylish interior design. The home is situated close to local amenities, including shops, schools, and restaurants, with excellent travel links nearby. The M6 and M65 motorways are just a short drive away, providing easy access to Preston, Chorley, and surrounding towns. For those who commute, Bamber Bridge train station and frequent bus services are close by, making this a well-connected location.

Upon entering the home, you are greeted by a welcoming entrance hall with understairs storage that sets the tone for the rest of the property. To the left is a spacious yet cosy lounge, featuring a large front facing window that fills the room with natural light. Continuing through the hallway which has Karndean flooring, you enter the modern and newly renovated open-plan kitchen and dining area which also has the Karndean flooring continuing through. The kitchen boasts ample workspace on quartz worktops with a three-in-one hot water tap as well as integrated appliances, including a hidden fridge freezer, ceramic hob, dishwasher and oven. The room is well lit, thanks to French doors that lead directly to the rear garden, creating an airy and inviting space.

Moving up to the first floor, the landing provides access to two generously sized double bedrooms and a cosier single to the front of the house. The master bedroom benefits from practical wall length fitted wardrobes for added convenience and offering ample storage. A three piece family bathroom completes this floor.

Externally, the property features a driveway with space for several cars, as well as a large garage, providing additional parking or storage options. To the rear, The garden offers another fantastic space with a mix of lawned and paved areas ideal for outdoor entertaining.

This beautiful family home has clearly been looked after and tastefully renovated to a high standard. It managed to combine space, style, and convenience, making it a fantastic opportunity for those seeking a modern home in a quiet, well-connected location.























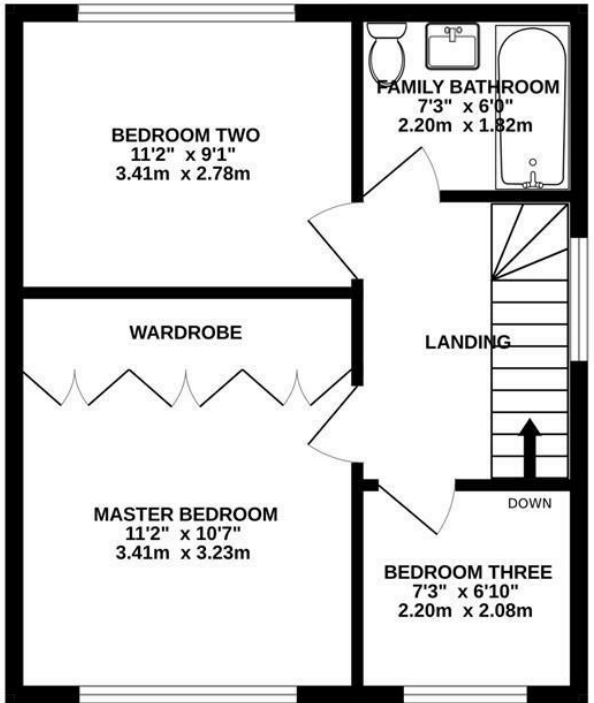
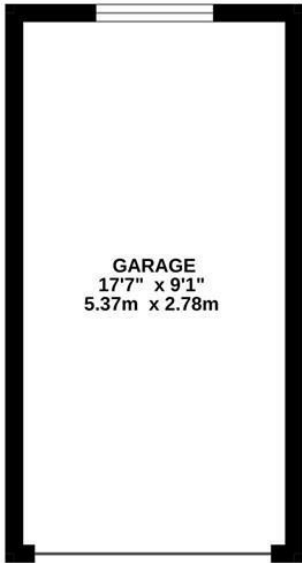
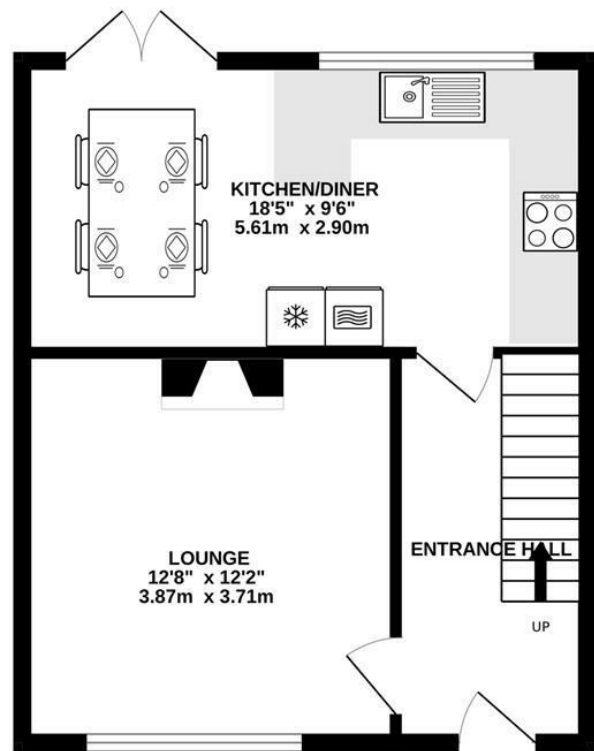




# BEN ROSE

GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.




TOTAL FLOOR AREA : 972 sq.ft. (90.3 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	<div>69</div>	<div>83</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	