



Rosewood Avenue, Higher Walton, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this beautiful, four bedroom, semi-detached property situated in the highly sought after area of Higher Walton. This stunning home has clearly been cared for and offers a generous amount of versatility as well as space. This would be an ideal family home with easy access to local towns and cities such as Preston, which is only a short drive away. You'll also benefit from nearby motorway links including the M6, M61, and M65, ensuring excellent connectivity. The village itself offers a charming feel, with local amenities and schools all within close proximity.

Entering the home you are greeted by a bright and airy entrance hall setting the tone for the rest of the house. Moving into the home you will find the bright and spacious lounge with a large front facing bay window that bathes the room in natural light. A beautiful fireplace creates a cosy and inviting center piece. Opposite the lounge is a convenient WC utilising the space under the stairs. At the rear of the house is the heart of the home in the form of the large open plan kitchen. With its island seating area and ample worktop surfaces this kitchen isn't short of space for dining and food prep. Integrated appliances such as a six ring hob and oven, as well as a hidden dishwasher make everyday life in this home a breeze. Double patio doors lead out to the garden and allow for seamless access to the outside.

Moving to the first floor you will find four well appointed bedrooms all occupying double beds. The master bedroom boasts a large fitted wardrobe that provides ample storage space. Completing this floor is the four piece family bathroom that features a corner shower and a large bath.

Externally the home comes with a good sized rear garden with tall fences all round for added privacy. Parking isn't an issue with the large driveway / carport as well as another single spot at the front of the house. Overall this property is full of character and manages to combine a beautiful interior while being in a desirable yet practical location.





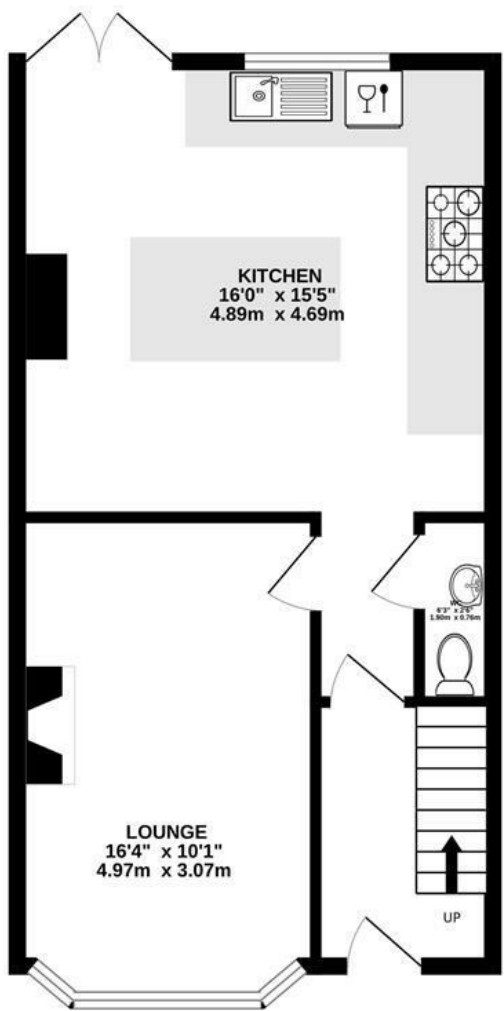




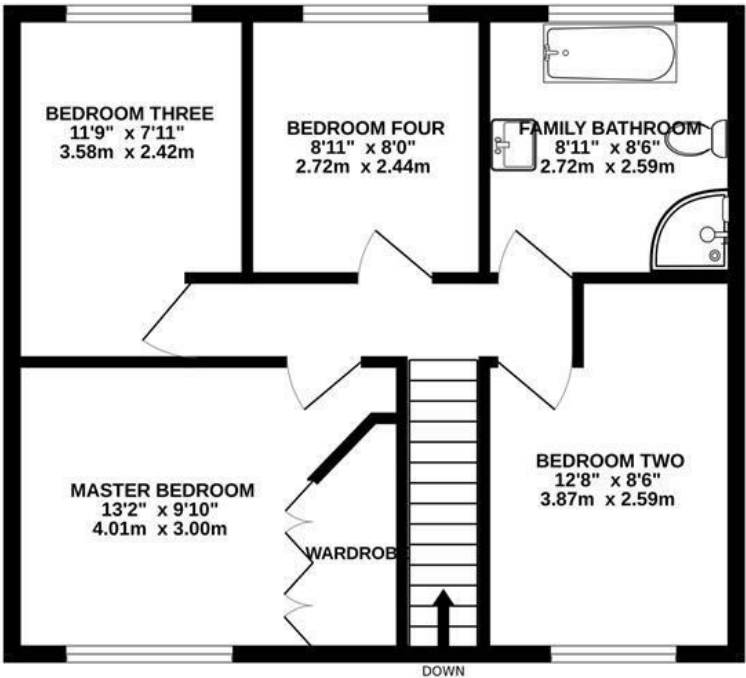




GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.




TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
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
		