



**Hampshire Road, Walton-Le-Dale, Preston**

**Offers Over £290,000**

Ben Rose Estate Agents are pleased to present to market this lovely Three-bedroom detached property situated on a desirable estate in Walton-Le-Dale. This home is Ideal for small families or couples looking to move to the area. The house provides practicality being situated Only a five minute drive from Bamber Bridge and its amenities, schools and supermarkets as well as Preston city center only being a short drive away. Bus routes and easy access to the M6, M61 and M65 motorways make this house a great choice for those needing to commute as well.

Upon entering the home you are greeted by a welcoming entrance porch that leads into the spacious and homely lounge. Boasting a feature fireplace and front facing window this space feels cosy yet inviting. Adjacent is the dining area that has ample room for a six person dining table and is kept nice and bright by the double glass doors leading into the conservatory. Moving into the conservatory you will find a large, bright and relaxing environment that makes the ideal spot for socialising, entertaining or just relaxing as you look out into the garden.

Completing the ground floor is the kitchen. With ample worktop space, integrated appliances and modern feel, this kitchen is the perfect place for all your cooking needs.

Moving to the first floor you will find three well appointed bedrooms, two of which easily accommodate double beds. The master bedroom boasts its own ensuite providing extra practicality, whilst bedroom two features an integrated wardrobe for all your storage needs. Two convenient storage rooms can also be found on the landing providing added convenience. Completing this floor is the three piece family bathroom with a large walk-in shower.

Externally this home comes with a well sized garden, with both lawned and paved areas and tall fences keeping the space private. To the front is a driveway allowing for parking for up to two cars. There is also a substantial garage that creates a versatile space or allows for another parking spot. Overall this home would make an ideal choice for small families or couples looking to move to the area.





















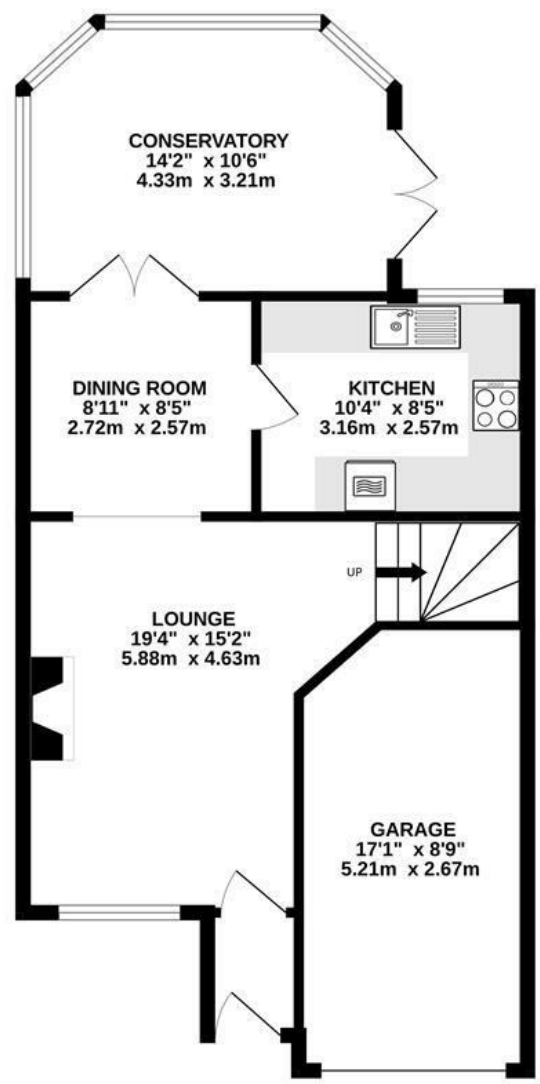




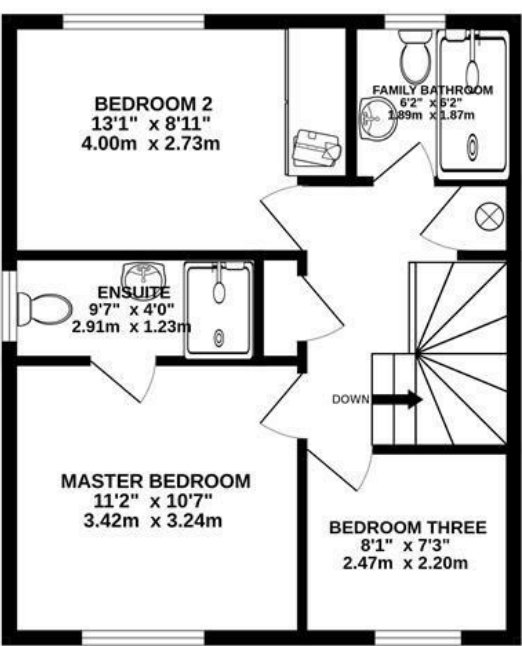


# BEN ROSE

GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.8 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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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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
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	

