



Ambleside Close, Walton-Le-Dale, Preston

Offers Over £169,950

Ben Rose Estate Agents are delighted to present this charming three bedroom property, located in the highly sought-after area of Walton-Le-Dale. In need of modernisation throughout and offered to the market with no onward chain, this lovely home is perfect for first time buyers or someone seeking a project. Ideally positioned, it provides easy access to the city of Preston, just a short drive away, as well as the nearby town of Bamber Bridge. Both locations offer a wealth of amenities, including supermarkets, restaurants, and schools. Excellent travel links are available via local bus routes and the M6, M61, and M65 motorways, ensuring seamless connectivity to surrounding areas.

Upon entering, you are welcomed into a spacious entrance hall that grants access to the stairs, the bathroom, and the lounge. Directly ahead is the family bathroom, which features a three-piece suite with a bath. The lounge/diner is generously sized, offering ample space for a large sofa set and a family dining table. Natural light floods the room from both the front and rear aspects, while the fireplace adds a cosy focal point.

Leading off the dining area is the kitchen, which boasts ample wall and base units, providing plenty of storage. There is space for freestanding appliances, and the kitchen also offers access to the conservatory. Sliding doors from the dining area also open into the conservatory, which spans the width of the home. This versatile space enjoys lovely views of the garden and provides direct access to the outdoor area, making it an excellent spot for relaxation or additional entertaining space.

Upstairs, the property offers three well-proportioned bedrooms. The master and second bedrooms are both spacious doubles, while the third bedroom is a comfortable single, ideal for use as a home office or study.

Externally, the property boasts a good-sized garden that extends down the side of the home, with gated access leading to the driveway. The garden is primarily lawned, with some paved areas for added functionality. The front of the home features an easy-to-maintain lawn and a driveway that provides off-road parking for multiple vehicles.







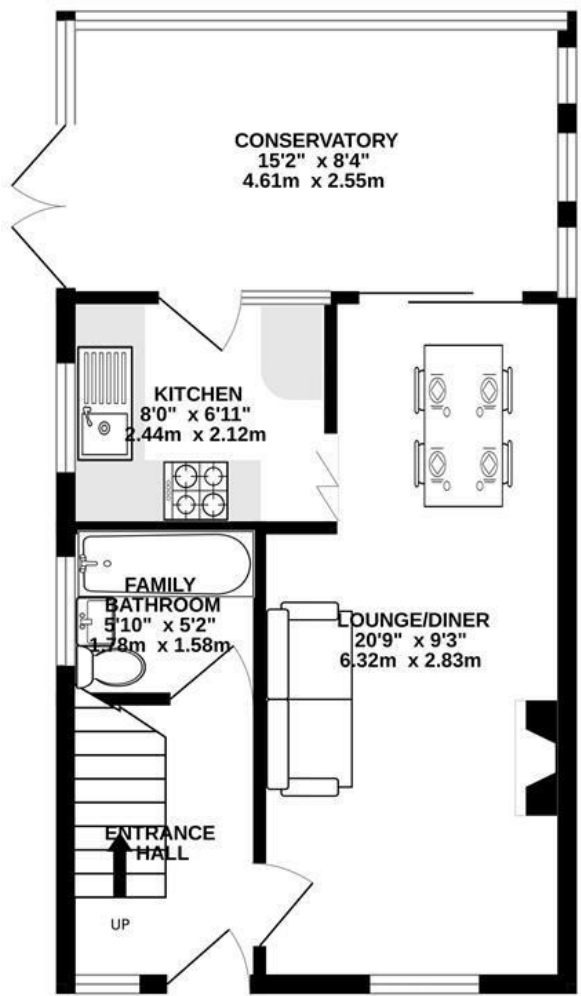




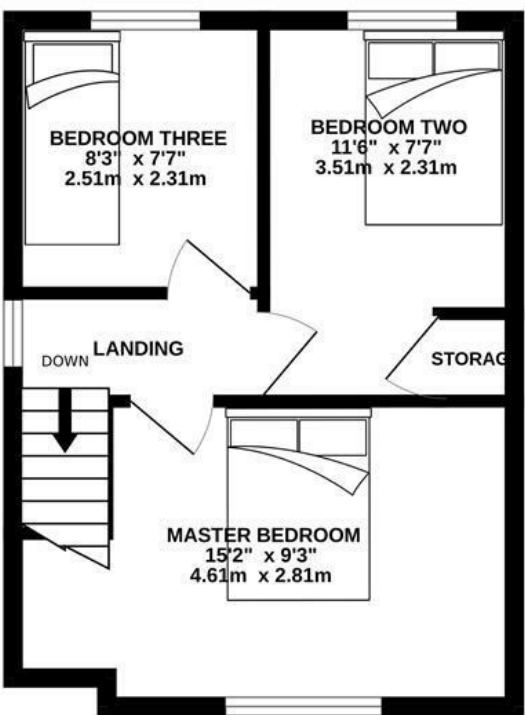


BEN ROSE

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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>32</div>	<div>84</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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

