



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

**Offers Over £175,000**

Ben Rose Estate Agents are pleased to present to market this lovely two-bedroom semi-detached property nestled away on a quiet cul de sac on the outskirts of Walton-Le-Dale. This home is ideal for small families or first time buyers. 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 centre 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.

As you step into the property, you are greeted by a spacious and cosy lounge with a front facing window keeping the room well lit as well as a feature fireplace. Moving further in, you will find a well sized kitchen / diner that has ample worktop space as well as integrated appliances such as a gas hob and oven as well as room for a dining table if desired. There is convenient under-stair storage that would make an ideal pantry. Connected to the kitchen is the bright and airy conservatory that keeps both rooms flooded with sunlight as well as providing seamless access to the rear yard.

Moving to the first floor you will find two equally well sized bedrooms both easily housing double beds with the master benefiting from inbuilt storage. Completing this floor is the family bathroom complete with an over the bath shower.

Externally, the property boasts a large driveway offering parking for two to three cars, as well as a garage providing ample off the road parking. To the rear is a full paved yard with ample privacy, as well as a small easy to maintain artificial garden to the front, which is surrounded by hedgerow providing more privacy at the front of the house. It is worth noting that the home has recently received a new roof as well as the loft space being fully boarded out for extra storage, providing further reassurance and practicality to the new owners. Overall this house would make an ideal choice for those looking to get onto the property market as well as small families looking to move to the area.























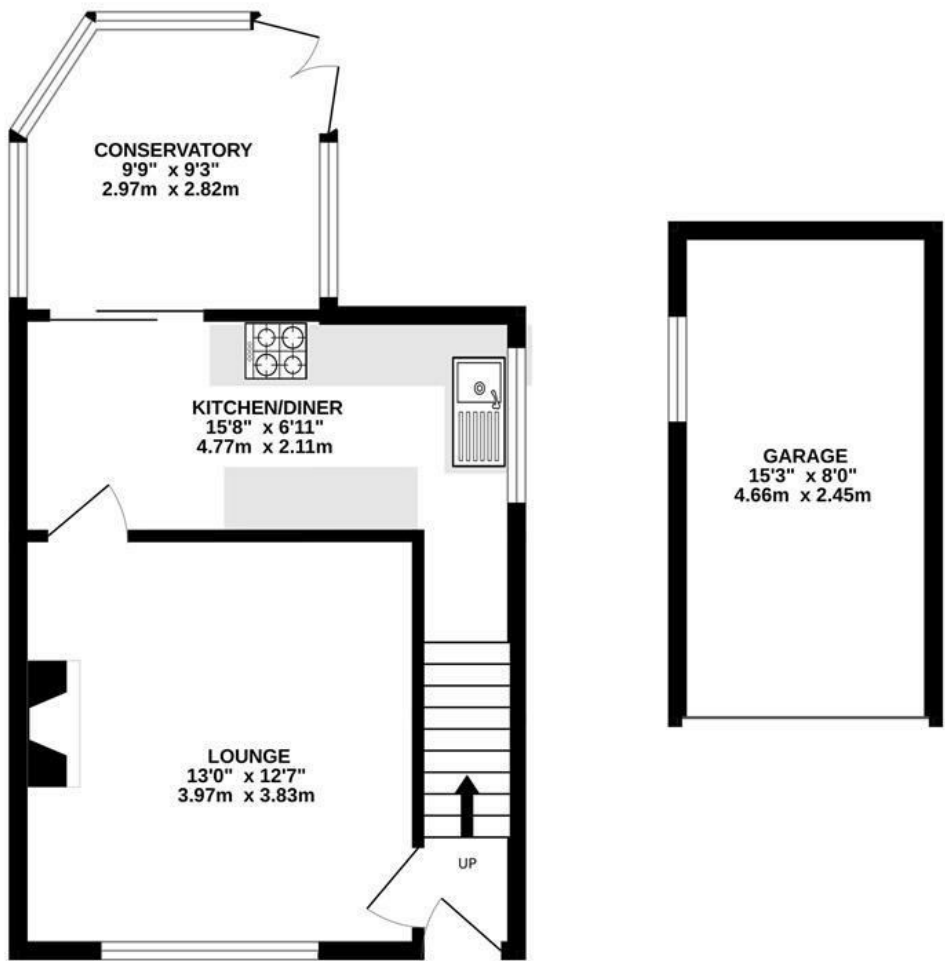


BEN  ROSE

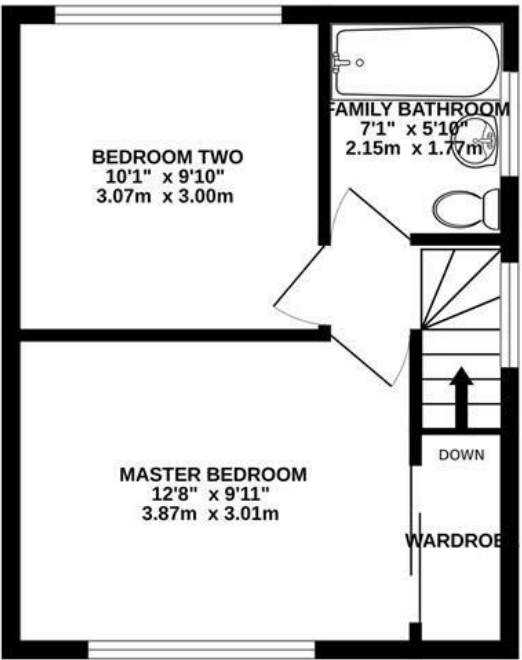


# BEN ROSE

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.




TOTAL FLOOR AREA : 822 sq.ft. (76.4 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		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 