



**Ilwley, Walton-Le-Dale, Preston**

**Offers Over £149,950**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, end-terrace home located in a quiet cul-de-sac in the ever-popular area of Walton-Le-Dale. This lovely property is ideal for first-time buyers looking to step onto the property ladder and benefits from a peaceful residential setting while still being close to a wide range of amenities. Walton-Le-Dale offers excellent local schools, supermarkets, and leisure facilities, with the Capitol Centre retail park just a short drive away. The area is well-connected, with easy access to Preston city centre, Bamber Bridge, and Leyland. For commuters, the M6, M61, and M65 motorways are all within easy reach, and there are convenient bus links nearby, along with Preston train station only a short drive away.

As you enter the home, you're welcomed into a bright entrance hall that sets the tone for the rest of the property. The spacious front lounge is located to the left and is well lit by a large window that allows in plenty of natural light, creating a warm and inviting space. Towards the rear of the home is the kitchen/diner, offering an area for both cooking and dining, with ample worktop and cupboard space, as well as access to the rear garden via a rear door.

Moving upstairs, the first floor hosts two well-proportioned double bedrooms, both offering comfortable living spaces. Completing the floor is a three-piece family bathroom, fitted with a bath and overhead shower, wash basin, and WC – a practical and functional space for everyday use.

Externally, the property features a private driveway to the front with parking for up to two vehicles, along with a neatly maintained front lawn that adds to the home's kerb appeal. To the rear, you'll find a generously sized garden that is mainly laid to lawn, with mature trees lining the boundary to provide a pleasant sense of privacy and greenery.

Overall, this delightful home is perfect for first-time buyers seeking a well-presented property in a highly convenient and sought-after location.

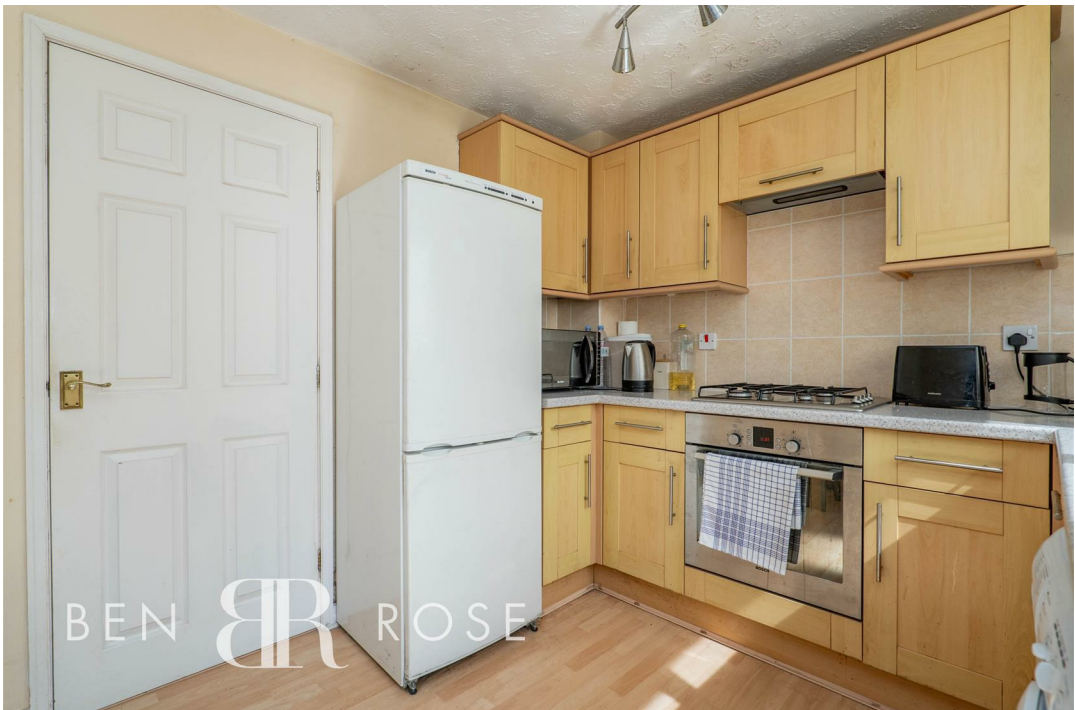




















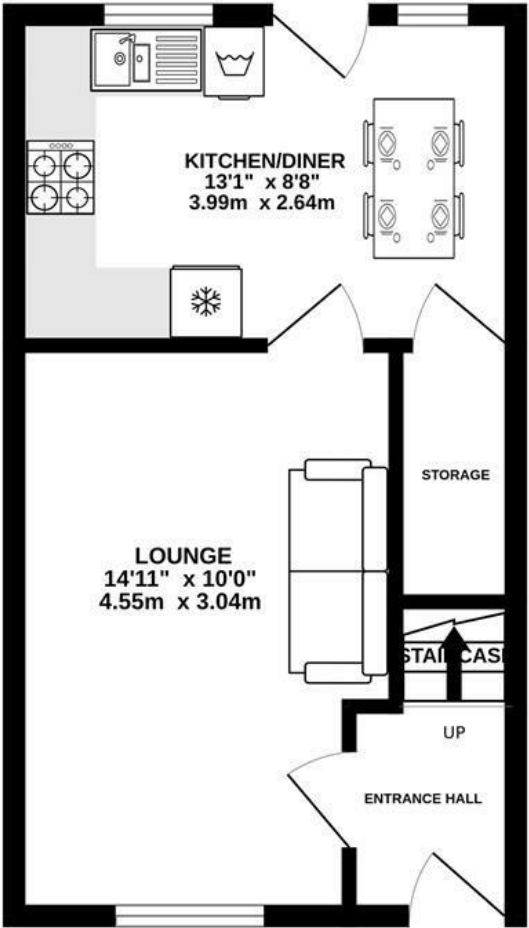




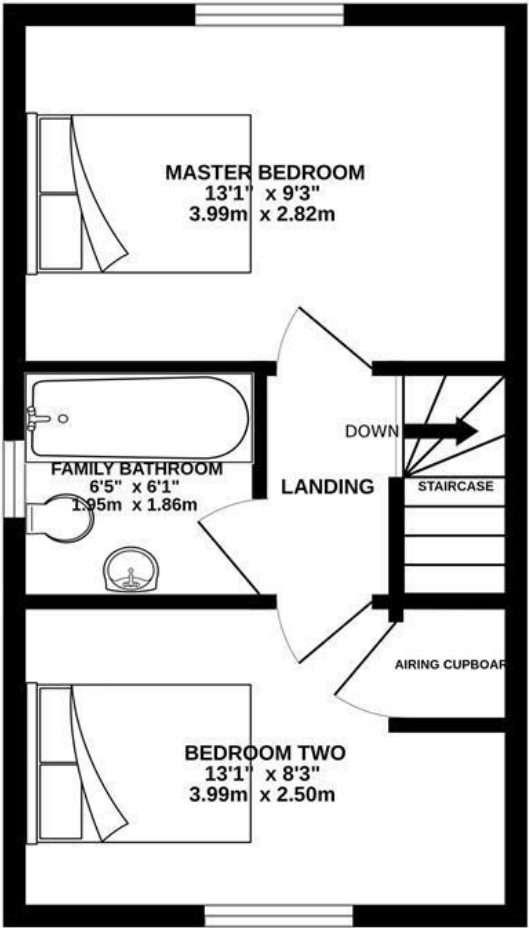


# BEN ROSE

GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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		

