



Victoria Road, Walton-Le-Dale, Preston

Offers Over £155,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terrace cottage located in the highly sought-after area of Walton-Le-Dale, Lancashire. Ideal for first-time buyers, this delightful home blends characterful features with modern comforts and is perfectly situated for convenient living. Nestled just outside the bustling city of Preston, Walton-Le-Dale offers an array of local amenities, including shops, cafes, schools, and parks, all within easy reach. Excellent travel links are available, with nearby access to the M6, M61, and M65 motorways, as well as Preston Train Station just a short drive away, providing direct routes to Manchester, Liverpool and beyond. Regular bus services also operate throughout the area, making commuting and travel simple and efficient.

As you step through the front door, you're welcomed into a bright entrance hall that leads directly into the spacious open-plan lounge and dining room. This inviting living area boasts a beautiful log burner set within a feature fireplace—perfect for cosy evenings—and offers ample room for both relaxing and entertaining. The dining space provides enough room for a family table and benefits from an open layout with the staircase conveniently tucked just off to the side. To the rear, the well-appointed kitchen features modern units and offers direct access out to the rear yard, creating a practical and functional layout ideal for everyday living.

Moving upstairs, the first floor hosts two generously sized double bedrooms, each offering plenty of space for bedroom furnishings and storage. Completing the upper floor is a shower room, fitted with a sleek suite and contemporary finishes, catering perfectly to modern needs.

Externally, the property benefits from off-road parking for one car located to the rear—an excellent addition for a home of this style. The low-maintenance rear yard offers a private outdoor space that's ideal for enjoying a morning coffee or setting up a small seating area.

With its well-presented interiors, desirable location, and excellent transport links, this charming cottage is a perfect opportunity for first-time buyers looking to take their first step onto the property ladder.







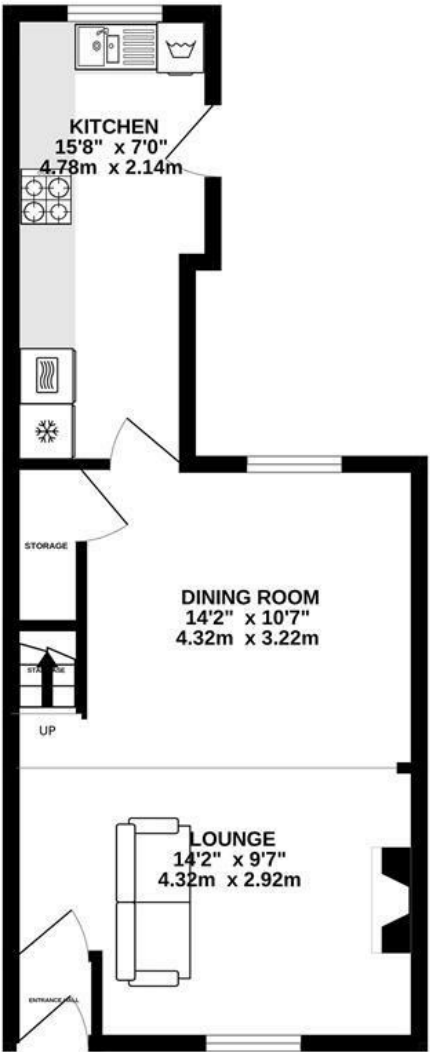




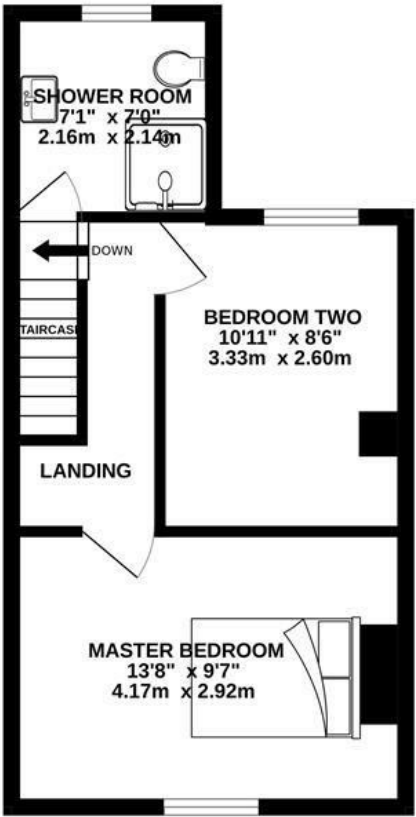


BEN ROSE

GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 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>65</div>	<div>86</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		

