



## **Fareham Close, Walton-Le-Dale, Preston**

**Offers Over £117,500**

Ben Rose Estate Agents are pleased to present to market this two-bedroom, top floor apartment situated in the highly sought-after area of Walton-Le-Dale, Lancashire. Ideal for first-time buyers looking to step onto the property ladder, this well-maintained home offers modern living in a quiet residential development surrounded by greenery. Walton-Le-Dale benefits from a host of local amenities including shops, supermarkets, cafes, and reputable schools. Excellent transport links are close by, with easy access to the M6, M61, and M65 motorways, making commuting to nearby towns and cities such as Preston, Chorley, and Blackburn straightforward. Bamber Bridge and Preston train stations are just a short drive away, while regular bus routes serve the local area. Capitol Centre retail park and Brockholes Nature Reserve are also conveniently located for weekend outings and shopping trips.

Internally, the apartment features a main hallway that gives through access to the majority of rooms. To the rear of the building are the two sizable bedrooms, both hosting skylights making sure that both rooms are well lit. Moving into the apartment, you'll enter into the spacious lounge that benefits from a high ceiling and a large front facing window bringing in ample natural light into the space. Just off here is the fitted kitchen that features integrated appliances such as a fridge, freezer and hob/oven. Moving back through the hall you'll find the three piece family bathroom with an over the bath shower.

Externally, to the rear of the property, there is a private car park with one allocated parking bay and as well as a garage. This would make an ideal apartment for first time buyers and couples looking to live in a well connected and quiet area.







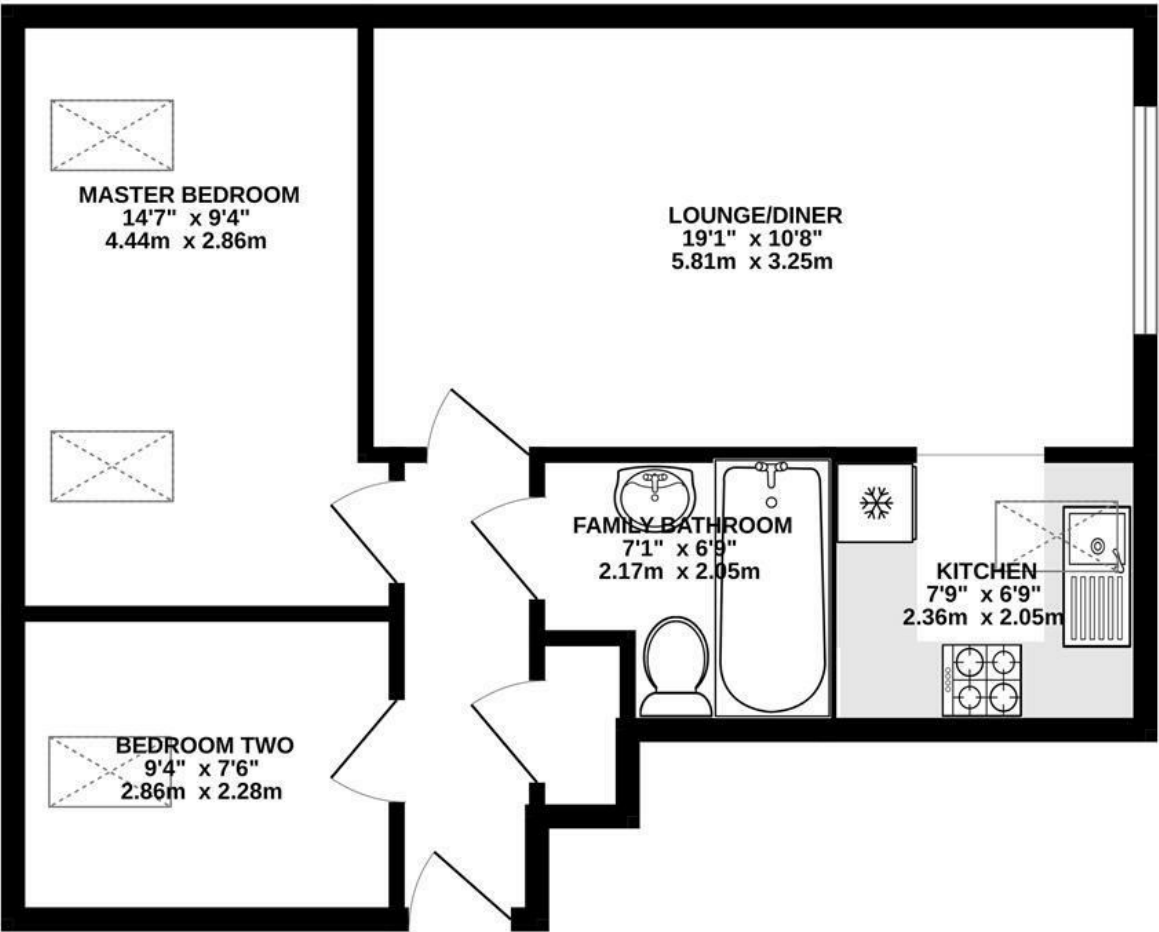






# BEN ROSE

GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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		
(81-91) B		
(69-80) C	78	79
(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 <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	

