



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

**Offers Over £155,000**

Ben Rose Estate Agents are pleased to present to the market this two-bedroom semi-detached property, ideally located in the highly sought-after area of Walton-Le-Dale. Perfect for a small family, the home is just a short drive from Preston city centre and is surrounded by excellent local schools, shops, and amenities. The property also benefits from superb transport links, with nearby bus routes, train stations, and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you'll find the spacious lounge, featuring a charming fireplace and a large front-facing window. The lounge flows seamlessly into the kitchen/diner, which boasts a contemporary fitted kitchen with space for freestanding appliances and ample room for a family dining table. A single door provides access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece family bathroom with an over-bath shower completes this level.

Externally, the front of the property features a newly installed private driveway offering off-road parking. To the rear, a generously sized, multi-tiered garden includes a stone patio at the upper level, leading down to a spacious decking area and a laid lawn at the lower level—ideal for relaxing or entertaining. A single detached garage is also located at the rear, providing additional useful storage space.

The home has been fitted with a new boiler, and the roof was replaced within the last five years—adding to the property's overall efficiency and peace of mind for potential buyers. Early viewing is highly recommended to avoid disappointment.

























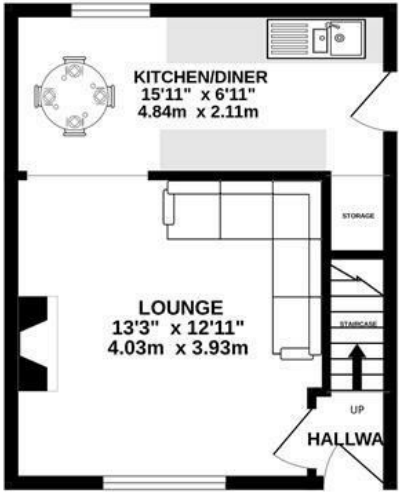
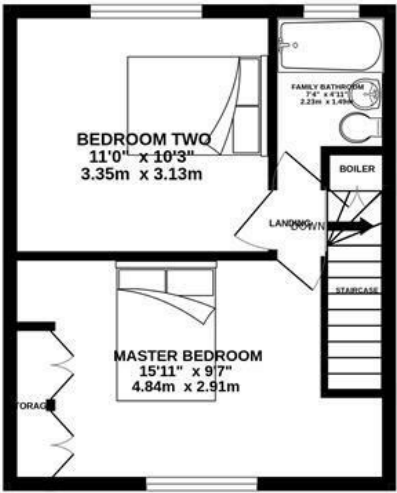


# BEN ROSE

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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		
(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	

