



Fareham Close, Walton-Le-Dale, Preston

Offers Over £240,000

Ben Rose Estate Agents are delighted to present this deceptively spacious three-bedroom link-detached family home, thoughtfully arranged over two floors and situated in a highly sought-after residential area. Ideally located for access to both Chorley and Preston town centres, the property also benefits from excellent motorway links and is within the catchment area of well-regarded local schools—making it a perfect choice for families. This lovely home offers much more than initially meets the eye and must be viewed in person to truly appreciate the space and versatility on offer.

Entering via the side of the property, you are welcomed into the entrance hall that provides access to the staircase, a convenient downstairs WC, ground floor rooms. To the front of the home lies a spacious and inviting lounge, featuring an electric fireplace and a large front-facing window that floods the room with natural light.

Continuing through, you enter the well-equipped kitchen/diner, which offers a generous range of wall and base units, along with integrated AEG appliances including a double oven, hob, and fridge freezer. There is also ample space for additional freestanding appliances and a family dining table, making this an ideal space for both everyday living and entertaining. From here, you step into the conservatory, a versatile room currently used as a sitting room and office but equally suited as a children's playroom. The conservatory enjoys pleasant views over the garden and provides direct access to the outdoor space, with attractive Karndean flooring extending into both the conservatory and entrance hall.

Upstairs, the property boasts three double bedrooms, each offering ample space for furnishings. The master bedroom is particularly generous in size and benefits from its own modern three-piece en-suite shower room. The landing also houses a large storage cupboard, while the family bathroom is fitted with a three-piece suite including an over-the-bath shower.

Externally, the home enjoys a good-sized rear garden laid to lawn with a decking area—perfect for outdoor seating and entertaining. There is also access to the car port from the garden. At the front, the car port offers off-road parking for two vehicles, and the easy-to-maintain lawn is neatly bordered by mature hedging for added privacy and curb appeal.

Additional features include a fitted alarm system and a partially boarded loft with pull-down ladder access, offering valuable extra storage. This is a home that blends practicality with comfort, in a location that is hard to beat.





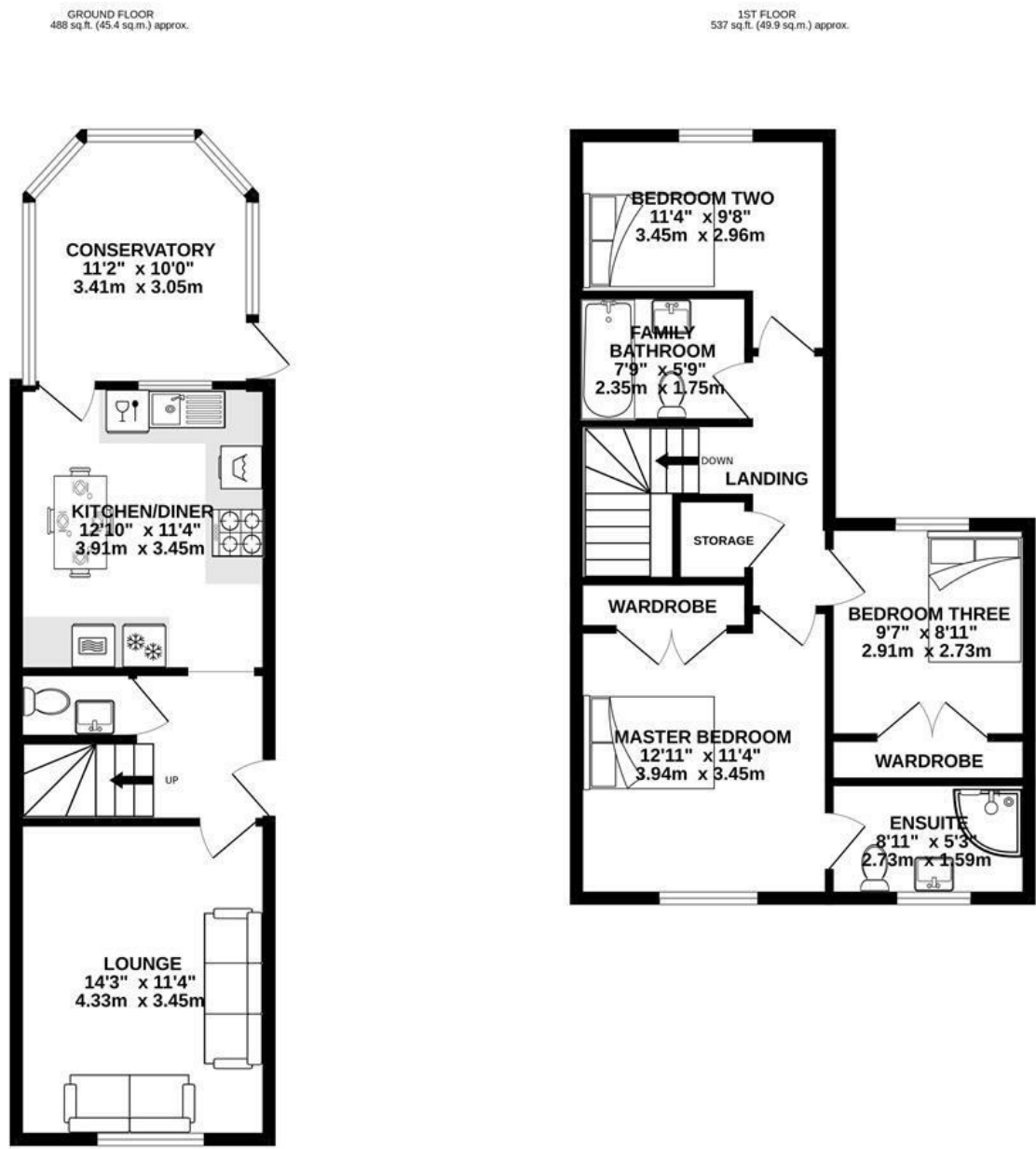








BEN ROSE



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 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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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		
	74	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

