



Windsor Road, Walton-Le-Dale, Preston

Offers Over £169,950

Ben Rose Estate Agents are delighted to present this, three-bedroom semi-detached home in a highly sought-after residential area of Walton-Le-Dale. Offering great living space, this property is perfect for those looking to live in a desirable area. Ideally located near local amenities, schools, and nurseries, it also benefits from excellent motorway links, making it an ideal choice for families and commuters alike. Designed with comfortable family living in mind, this home features a well-thought-out layout and is only a five minute drive from Preston city centre.

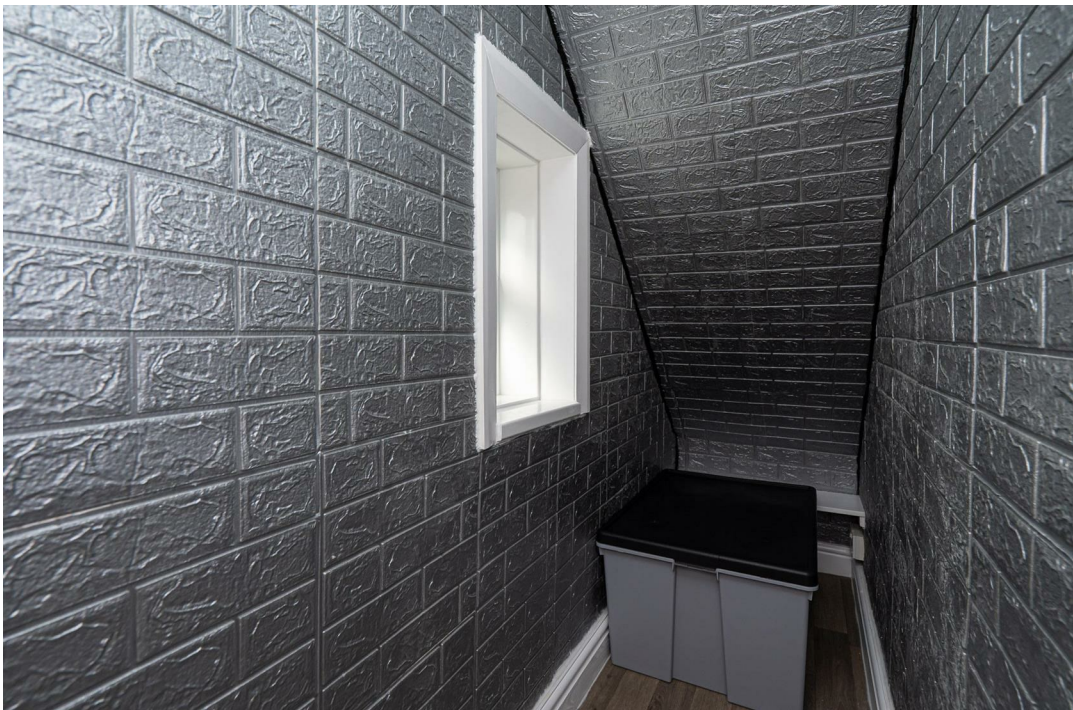
Entering the house you will find a spacious lounge that is flooded with natural light by the front facing window. The room houses a feature fireplace area with an electric fireplace creating a cosy atmosphere. Continuing through is the kitchen with ample worktop space and a practical under stair storage area. Just off from the kitchen is the three piece family bathroom.

Moving upstairs you will find three well appointed bedrooms all being spacious doubles with the master bedroom offering a large integrated storage cupboard.

Externally the house offers a drive that provides off road parking. To the rear there is a well sized garden with a storage shed as well as a garage, ideal for tools and outdoor storage. Overall this is an ideal house for families and first time buyers looking to live in the area.







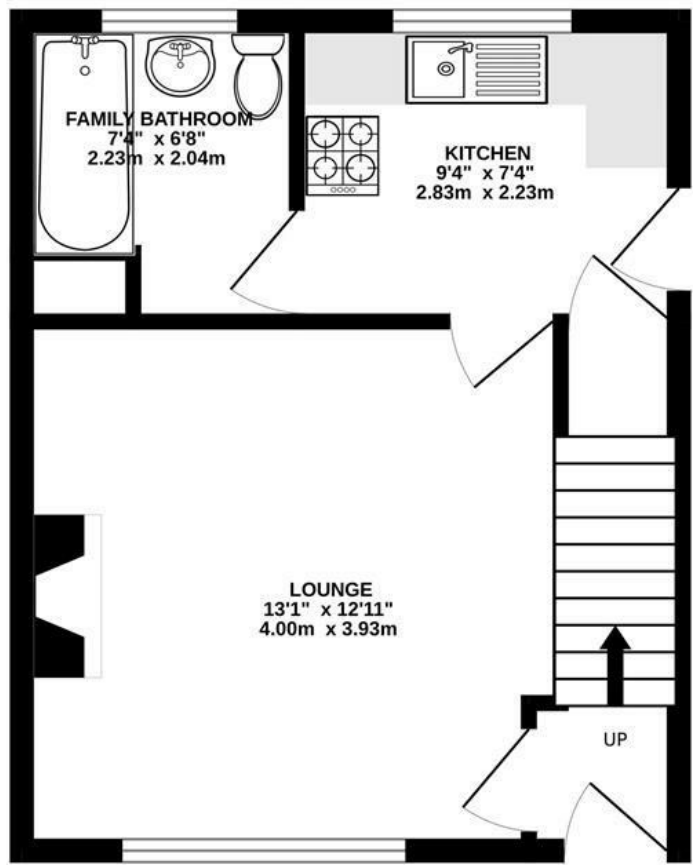




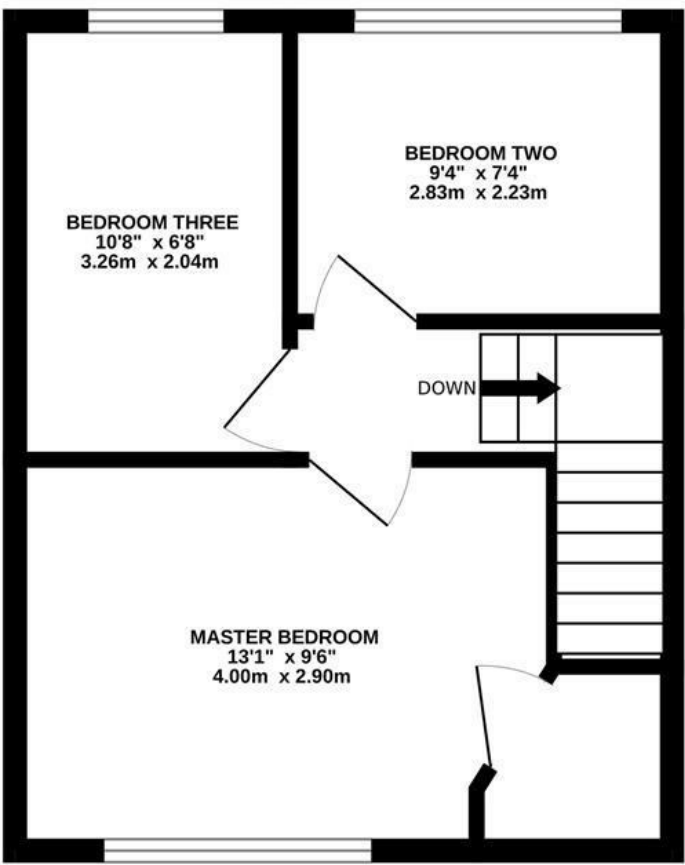


BEN ROSE

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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	71	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		
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 