



Marlborough Drive, Walton-Le-Dale, Preston

Guide Price £115,000

Ben Rose Estate Agents are delighted to present to the market this charming two-bedroom semi-detached home, perfectly positioned in a highly sought-after area of Walton-Le-Dale. An ideal choice for first-time buyers, the property offers excellent access to Preston City Centre as well as the surrounding towns and villages. The location is well-served by local amenities, including shops and schools, with The Capitol Centre conveniently close by, providing an ideal balance between peaceful suburban living and easy access to urban facilities. Commuters will also benefit from superb transport links, with nearby bus routes and quick connections to the M6, M61, and M65 motorways.

Upon entering, you are welcomed into a hallway that provides access to both the staircase and the spacious lounge. The lounge enjoys an abundance of natural light through a front-facing window and is centred around an electric fireplace, creating a warm and inviting atmosphere. From here, the home flows into a generously proportioned kitchen and breakfast room, which stretches across the full width of the property. This space is fitted with ample wall and base units, an integrated hob and oven, and even a wine fridge, with plenty of room to incorporate a breakfast bar for casual dining. The kitchen opens into a lean-to, currently serving as a versatile sitting and storage area.

Upstairs, there are two well-sized double bedrooms, with the master being particularly generous and featuring an integrated storage cupboard. From the landing, there is access to a useful storage cupboard and a three-piece family bathroom, complete with an over-bath rainfall shower.

Outside, the property boasts a good-sized rear garden that is not overlooked, laid mainly to lawn with a patio area ideal for outdoor seating and entertaining. An outdoor garage offers excellent storage space, while to the front there is a driveway with parking for one car, extending down the side of the house to provide further access to the garage. The property has also recently been updated with a new electrical mains board, adding to its appeal as a ready-to-move-into home.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00. These services are optional.







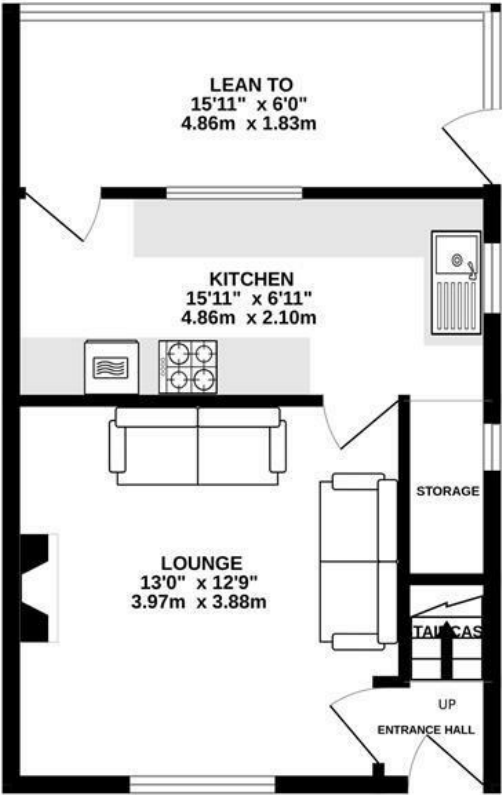




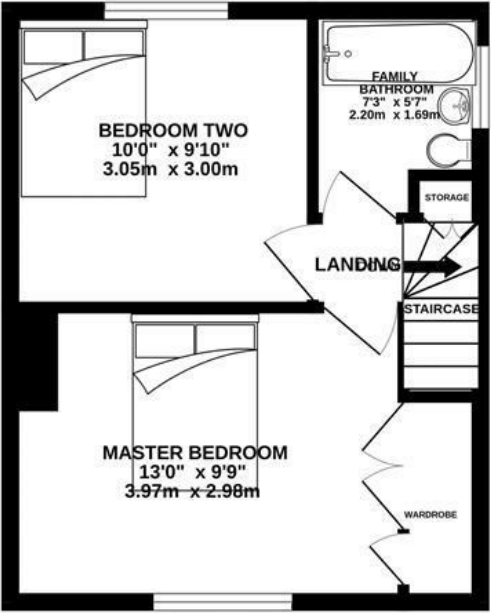


BEN ROSE

GROUND FLOOR
523 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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		
	63	71
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	

