



Severn Drive, Walton-Le-Dale, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this extended three-bedroom semi-detached home in the sought-after area of Walton-Le-Dale, Lancashire. Perfect for families, the home is ideally located and benefits from excellent travel links, with nearby access to the M6, M65, and M61 motorways, as well as convenient bus routes and Preston train station, all providing ease of travel across the region. Walton-Le-Dale offers a range of local amenities including well-regarded schools, parks, and leisure facilities with Walton-Le-Dale primary school just a short walk away.

Stepping into the property, you are welcomed into the entrance hallway where a staircase leads to the upper level. To the left is the front reception room, currently used as an office and sitting room, benefitting from a large front-facing window. This flows seamlessly into the spacious main lounge, complete with a charming multi-fuel fireplace, with a single step leading through to the dining area. The dining room offers ample space for a family dining table, enhanced by a large skylight and sliding patio doors that open directly onto the rear garden. Off the dining room, you will find the modern kitchen, fitted with an integrated double oven and hob, alongside plenty of space for additional freestanding appliances. A barn door provides access to the side of the property. Completing the ground floor is a convenient shower room located just off the entrance hallway.

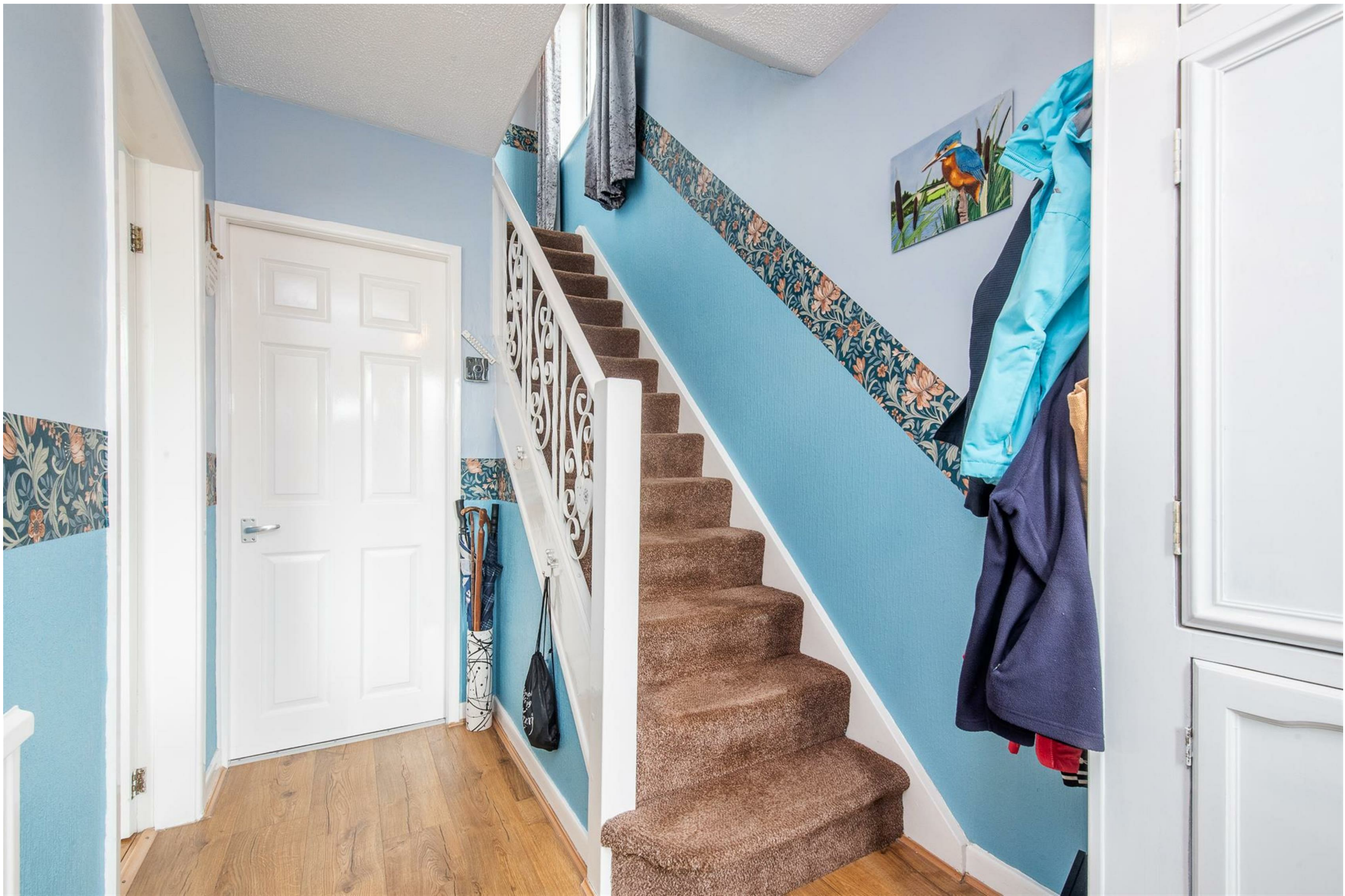
Upstairs, the home features three well-proportioned bedrooms, with bedroom two benefitting from integrated storage. Additional storage can be found on the landing, while the four-piece family bathroom completes this level.

The property also includes a fully boarded loft, accessed via a pull-down ladder, offering excellent storage or potential for further living space.

Externally, to the front is a private driveway providing off-road parking for multiple vehicles. The drive extends to the side of the property leading to the detached garage. The spacious garage has been partitioned to create two distinct areas: the main garage and a separate workshop/studio, offering versatility for a variety of uses.

The rear garden is generously sized and designed for low maintenance, featuring a large paved area, established borders, and a sheltered patio - perfect for relaxing or entertaining.















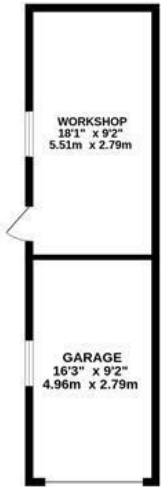




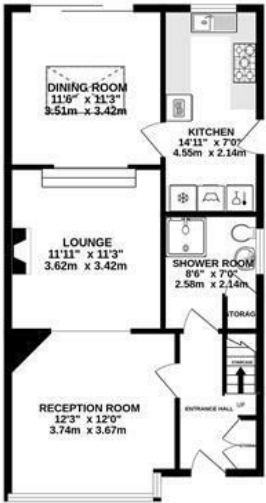


BEN ROSE

GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1395 sq.ft. (129.6 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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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		
	69	76
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 	

