



## Somersby Close, Walton-Le-Dale, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, detached property with NO CHAIN, located in the highly sought-after area of Walton-le-Dale, Lancashire. Tucked away on a peaceful residential street, this ideal family home offers a perfect balance of comfortable living and convenient access to local amenities. Walton-le-Dale itself boasts a strong sense of community, well-regarded schools, and excellent nearby shopping facilities including Capitol Centre Retail Park and Preston City Centre just a short drive away. For commuters, the property is well placed with easy access to the M6 and M65 motorways, offering seamless links to Manchester, Blackburn, and beyond. Bamber Bridge and Preston train stations are both nearby, while regular bus services run throughout the area, making this an ideal location for both professionals and families alike.

Upon entering the home, you're welcomed into a bright and inviting entrance hallway that provides access to the staircase and leads directly into the spacious lounge. This room enjoys plenty of natural light through a large front-facing window and offers a cosy yet open feel, perfect for relaxing evenings in. Flowing seamlessly from the lounge is the dining area, which comfortably accommodates a family dining table and benefits from views over the rear garden. The adjacent kitchen, accessible via the lounge, is well-appointed with ample worktop and storage space, making it a practical area for daily use and entertaining.

Moving to the first floor, the landing leads to three well-proportioned bedrooms. The master bedroom also benefits from an adjoining storage room that could easily be converted into a walk-in wardrobe or en-suite, subject to the relevant permissions. The second and third bedrooms offer versatility – ideal as children's rooms, guest accommodation, or a home office. Completing the upper floor is a modern, three-piece family bathroom fitted with a bath with overhead shower, WC, and hand basin – all finished to a neutral standard.

Externally, the property offers superb kerb appeal with a beautifully maintained front lawn, mature trees, and not one but two private driveways, along with access to a single garage – providing ample parking for multiple vehicles. To the rear, the enclosed garden is equally well presented, featuring a spacious lawn, mature shrubs and trees, and a paved patio area ideal for outdoor dining or entertaining guests. Fully fenced for privacy, it's a fantastic space for children or pets to enjoy.

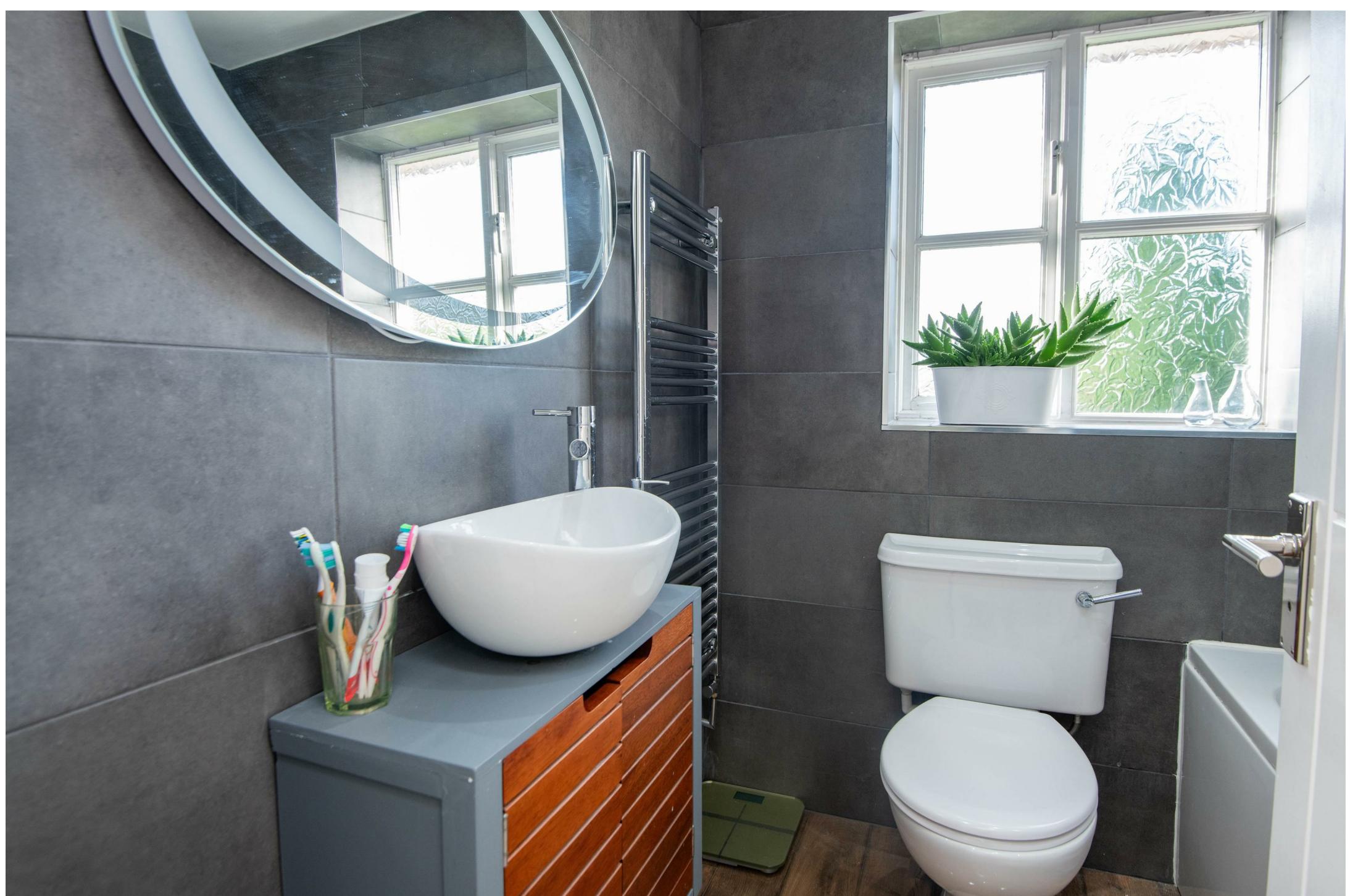
In summary, this delightful property is a wonderful opportunity for families or couples looking for a spacious and well-located home with plenty of potential. Set in a prime location with strong transport links and excellent amenities close by, early viewing is highly recommended to fully appreciate all this home has to offer.







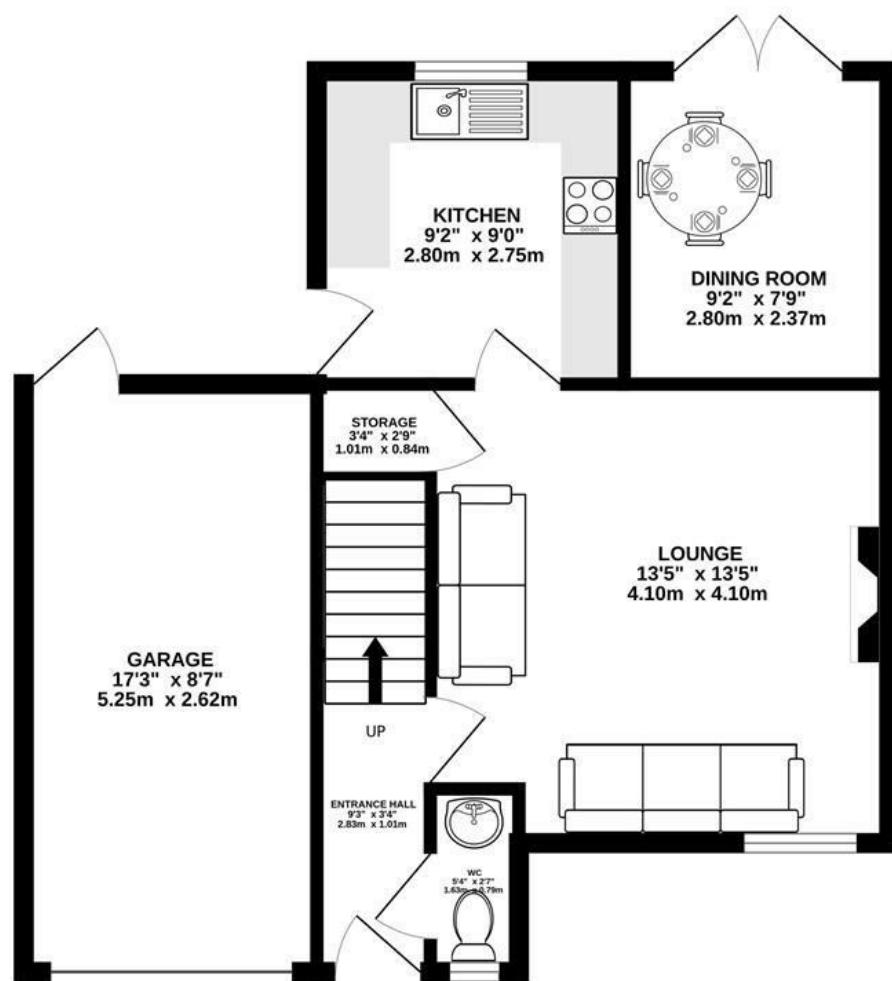




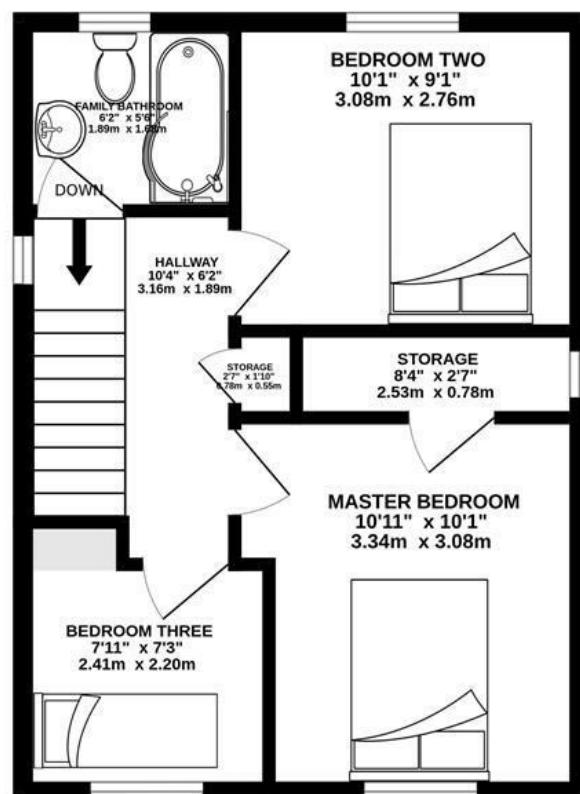


# BEN ROSE

GROUND FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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		84
(69-80) C	72	
(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	

