



Albany Drive, Walton-Le-Dale, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this beautifully renovated two-bedroom, semi-detached bungalow, located in a sought-after area of Walton-Le-Dale, Lancashire. This charming home has been presented to an exceptional standard throughout, offering stylish and modern living ideal for couples looking to downsize or take their next step on the property ladder. The property is perfectly situated close to a wealth of local amenities including shops, supermarkets, and cafes, with Preston city centre only a short drive away. Excellent travel links are also nearby, including the M6, M61, and M65 motorways, as well as convenient bus routes and Preston Train Station, providing easy access to surrounding towns and cities.

Stepping into the home, you are greeted by a welcoming vestibule with convenient storage located just off – perfect for coats and shoes. This leads through into the spacious lounge/diner, beautifully decorated and complete with a feature fireplace and a large front-facing window that fills the room with natural light. A hallway leads through to the rest of the property, including the modern, newly installed kitchen which benefits from integrated appliances such as an oven and fridge/freezer, and provides direct access to the driveway for added convenience. The home also features two well-proportioned bedrooms, both tastefully decorated, and a contemporary three-piece shower room fitted with modern fixtures.

Externally, to the front of the property, is a private driveway with space for up to two cars. To the rear, you'll find a lovely enclosed garden with a seating area and a well-kept lawn – perfect for relaxing or entertaining during the warmer months.

This delightful bungalow is ready to move into and offers the perfect blend of modern comfort and practical living, all within a highly desirable location. Early viewing is highly recommended to truly appreciate all this home has to offer.







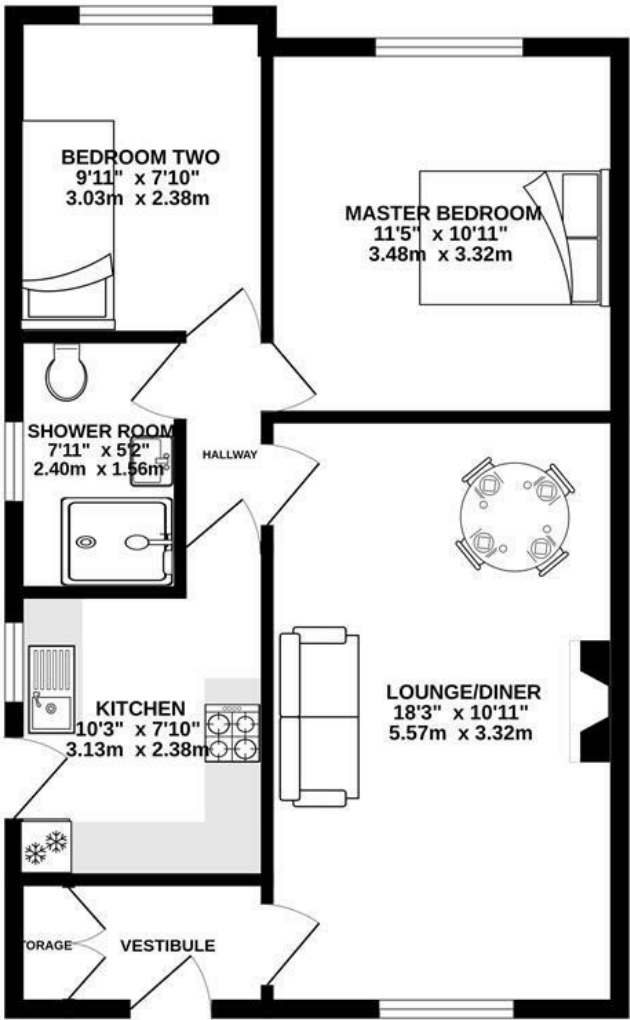






BEN ROSE

GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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	

