



St. Marys Close, Walton-Le-Dale, Preston

Offers Over £290,000

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom semi-detached property, located in the popular village of Walton-Le-Dale. This is an ideal family home, offering a generous amount of space throughout. The property is perfectly positioned just a short drive from Preston City Centre and is surrounded by superb local schools, supermarkets, and everyday amenities. It also benefits from fantastic travel links, with a nearby train station and convenient access to the M6 and M61 motorways.

Stepping into the property through the porch, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the right, you will enter the spacious dining room which offers ample space for a large family dining table and features a large window overlooking the front aspect. The dining room flows seamlessly into the lounge at the rear, which includes a central fireplace and a large window overlooking the garden.

Moving back through the hallway, you will find the contemporary kitchen/diner. This generously sized space provides ample storage with integrated appliances, including a fridge, freezer, oven, hob, and washing machine. There is also room to add a central island or breakfast bar for additional dining options, and double patio doors open onto the rear garden. The kitchen/diner also offers access to convenient under-stairs storage as well as integral access to the attached garage, providing valuable extra storage and utility space.

Upstairs, you will find four well-proportioned bedrooms, all but bedroom three benefiting from fitted storage. The fourth bedroom also boasts an ensuite shower room. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, at the front, the home offers a private driveway for off-road parking, with plenty of additional on-street parking available. At the rear is a beautiful garden space consisting of a low-maintenance lawn and a flagged patio, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.







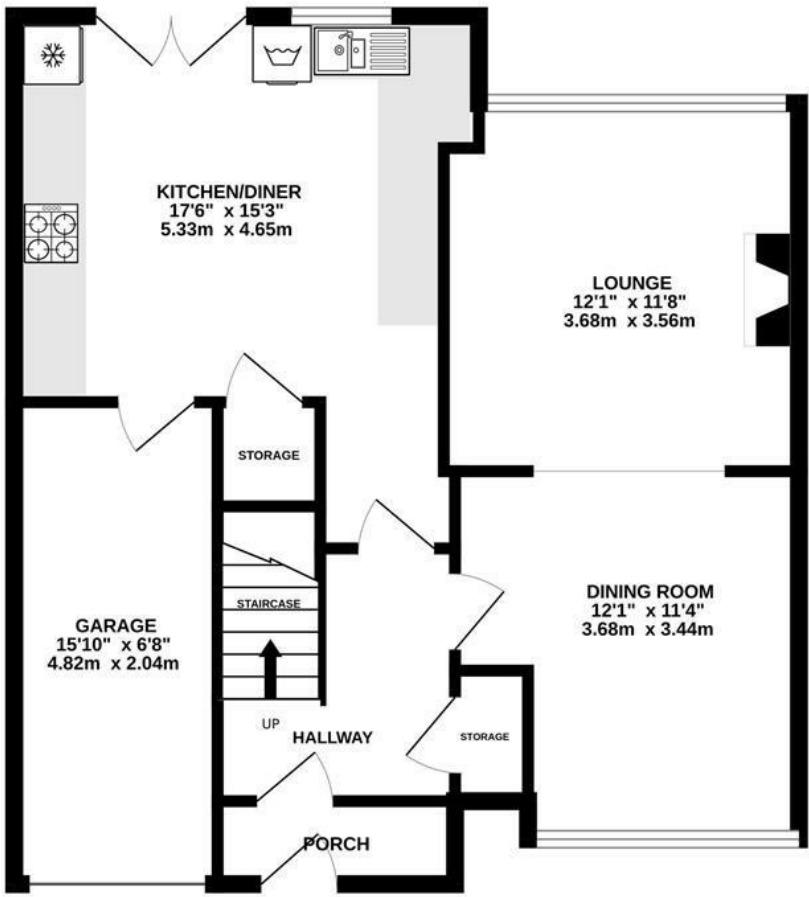




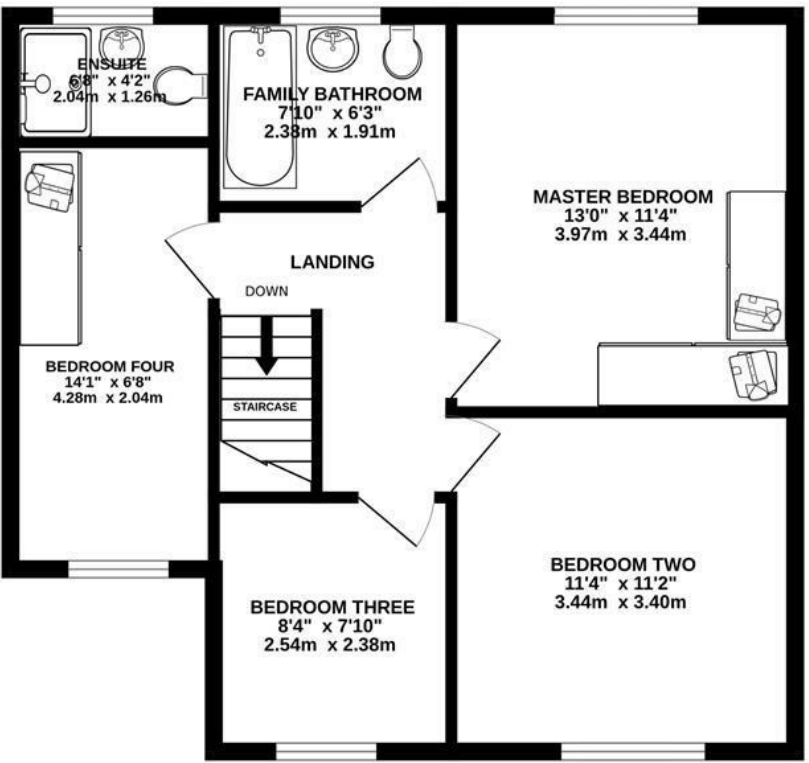


BEN ROSE

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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		83
(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	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

