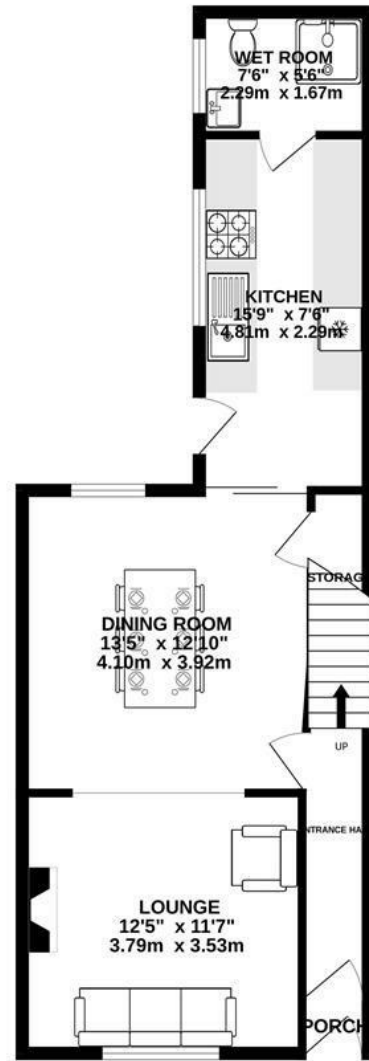


GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 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 is given 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
69	79
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



BEN  ROSE



Edward Street, Walton-Le-Dale, Preston

Offers Over £119,950

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom mid-terraced property located on a quiet cul-de-sac in the heart of Walton Le Dale. The property is conveniently situated just a short drive away from Preston town centre, offering easy access to local shops and amenities. Boasting superb travel links via the nearby train station and the M6 and M61 motorways, making commuting a breeze. Additionally, this home is within close proximity to excellent schools and nurseries, making it an ideal choice for families. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

As you step into this inviting home, you are greeted by a porch that leads to the hall, stairs, and ground floor rooms. The lounge and dining room are thoughtfully designed in an open-plan layout, bathed in natural light from both the front and rear. The lounge features a traditional fireplace and offers ample space for a three-piece sofa set, perfect for relaxation. Meanwhile, the dining room is generously sized and easily accommodates a six-person dining table. You'll also find convenient under-stair storage here, along with access to the kitchen. The kitchen boasts a generous length, providing ample worktop space and room for freestanding appliances. At the end of the kitchen, is a conveniently located three-piece shower room with access to the rear yard also found off this room.

