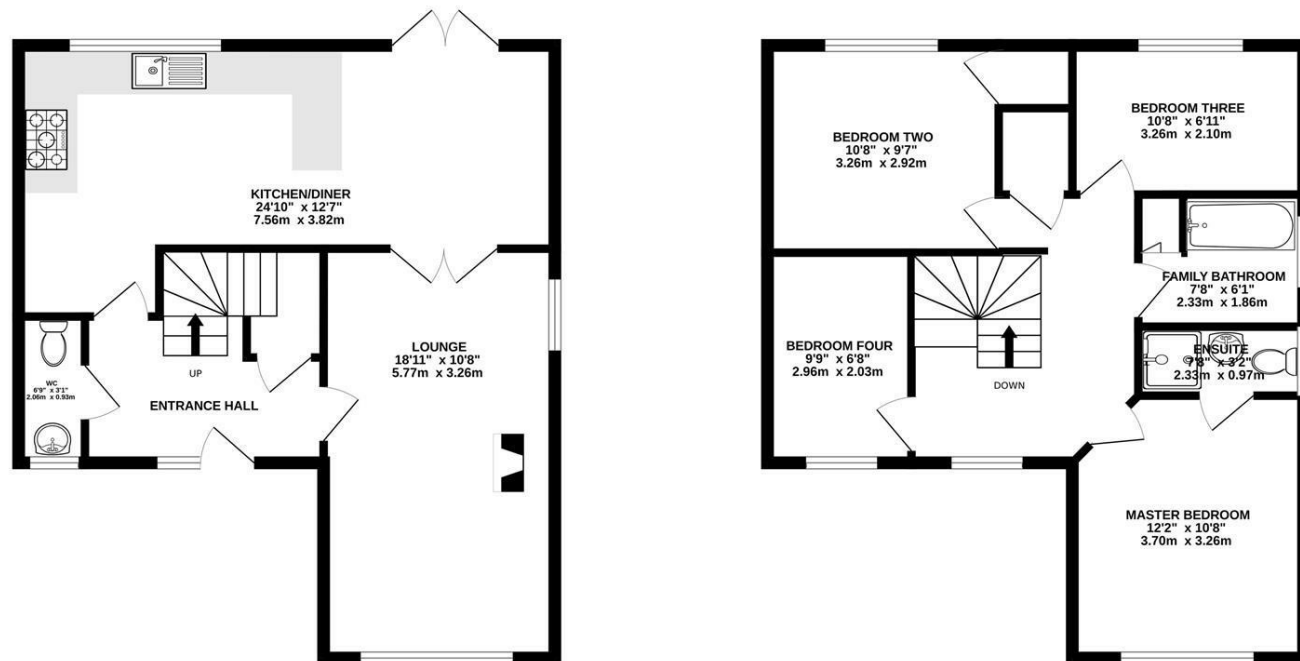


GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.5 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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## Farm Lane, Walton-Le-Dale, Preston

Offers Over £274,950

Ben Rose Estate Agents are delighted with the instructions to bring to the market this well presented, four bedroom detached home situated on a quiet cul de sac just outside of Bamber Bridge. This house offers modern living whilst remaining practical and homely. Situated close to the northern city of Preston, the property is ideal for those who want to be close to the city whilst still being a nice distance away from the noise. The location also boasts ample travel links either via bus, nearby train station or M61 and M6.

Entering the home you are greeted by a welcoming entrance porch that is home to under stair storage as well as a convenient WC ideal for visitors. To the right is the spacious lounge with double doors leading to the dining room that creates a versatile and open plan feel. The room is complemented by the eye-catching freestanding multi-fuel fireplace that resides in the centre of the room. To the rear is the large kitchen diner with ample worktop space and room for a large double fridge freezer. Double patio doors lead out to the garden and fill the space with natural light.

Moving to the first floor you will find four well appointed bedrooms with the master boasting its own Ensuite and bedroom two having a built-in storage closet . Completing this floor is a three piece family bathroom with an over the bath shower.

Externally the property offers a private driveway as well as a substantial garage for off the road parking. There is also a well sized garden with a mix of paved and lawned area. Overall this practical family home is ideal for growing families that require good travel links or need to be close to the city.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

