



43 Rosebay Gardens, Preston, PR5 4BS

Price £175,000

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Introduction to This Stunning Walton Le Dale Property

Discover the perfect family starter home in the desirable area of Walton Le Dale, Preston. This beautifully presented three-bedroom terraced house combines modern amenities with an efficient energy profile, making it an outstanding choice for those seeking a balance of comfort and sustainability.

Energy Efficiency and Modern Amenities

Equipped with solar panels, this property promises reduced energy bills and a smaller carbon footprint. The house enjoys a B rating for energy performance, indicating high efficiency. The modern kitchen is a standout feature, boasting integrated appliances, ample storage, and stylish design that opens into a dining area—perfect for family meals or entertaining guests.

Comfortable and Spacious Living Areas

The lounge, extending to a generous size, features French doors that lead to a beautiful patio area and a garden laid mainly to lawn—ideal for relaxation or outdoor activities. Understairs storage in the lounge adds convenience, maintaining a clutter-free environment.

Bedrooms and Bathrooms

All three bedrooms are well-sized, with the master and second bedrooms featuring fitted wardrobes, promoting a neat and organised space. The family bathroom is equipped with a modern three-piece suite, including a shower cubicle, enhancing the home's appeal and functionality.

Outdoor Spaces and Parking

The property boasts two flagged patio areas in the garden, providing excellent spaces for outdoor dining and leisure. The front garden is low maintenance, with a paved pathway adding to the home's curb appeal. Additionally, the benefit of two allocated parking spaces cannot be overstated, offering ample parking for residents.

Location Benefits

Situated on the boundary between Walton Le Dale and Higher Walton, the home is ideally located for easy access to transport links and motorway networks. Local amenities, including shops and schools, are just a short distance away, making this an ideally positioned home for convenience and quality of life.

Ideal for Families and Professionals

This property, with its combination of features and location, represents a fantastic opportunity for families or professionals looking for a home that offers both a high standard of living and convenience. The inclusion of modern, energy-saving features paired with a comfortable, well-designed living space makes it a standout option in the Walton Le Dale area.

Open Plan Kitchen / Dining Room

13'9" x 11'6" (4.20m x 3.51m)

Modern fitted kitchen with a range of base, drawer and wall units, integrated fridge freezer, stainless steel sink, part tiled, double glazed window, radiator, laminate flooring.

Lounge

14'5" x 11'7" (4.40m x 3.55m)

Spacious lounge with radiator, with double glazed french doors leading to rear garden. Understairs storage.

Bedroom one

11'9" x 7'11" (3.60m x 2.43m)

Double bedroom with fitted wardrobes, double glazed window and radiator.

Bedroom Two

11'8" x 7'6" (3.58m x 2.30m)

Double bedroom with double glazed window, fitted wardrobes and radiator.

Bedroom Three

8'2" x 6'8" (2.50m x 2.04m)

Double glazed window, radiator.

Shower Room

Three piece bathroom suite comprising shower cubicle, low flush wc, wash hand basin, Double glazed window and towel warming radiator.

Rear Garden

Laid mainly to lawn with two flagged patio areas.

Parking

The property has two assigned parking spaces.

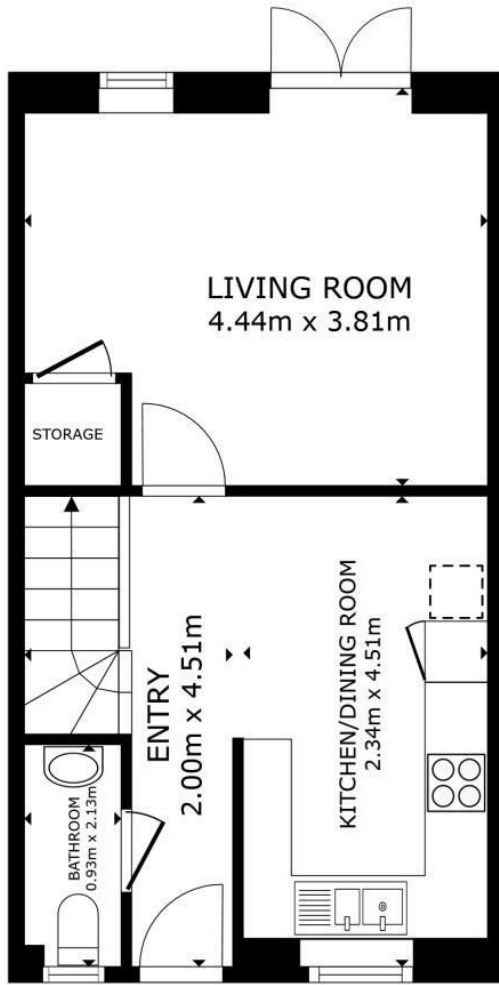
Tenure

We have been advised that the property is FREEHOLD.

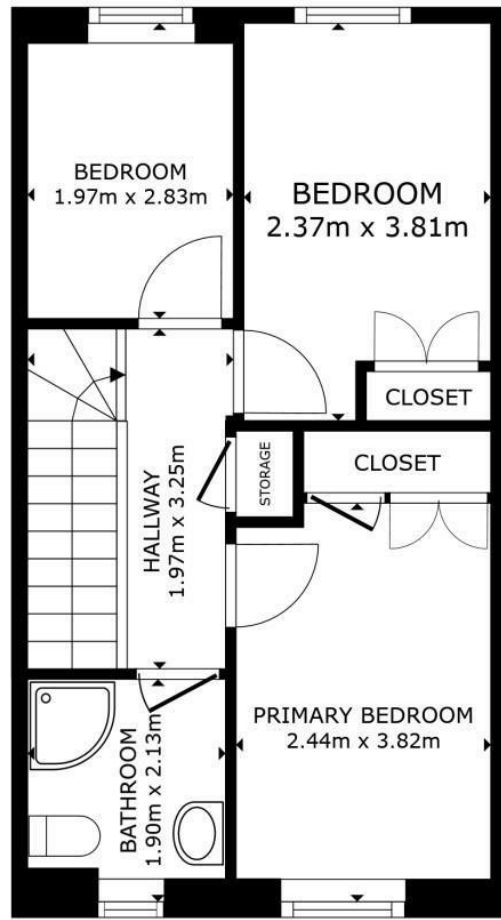
Council Tax

Band C.





FLOOR 1



FLOOR 2

Energy Efficiency Rating	
Current	Potential
87	89

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.