



## Chorley Road, Walton-Le-Dale, Preston

**Offers Over £255,000**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom semi-detached property, nestled within a sought-after area of Walton-le-Dale. Offered with no onward chain, this ideal family home provides spacious and versatile living throughout, all within close proximity to an excellent range of local amenities, including highly regarded schools, shops, and eateries.

The property also benefits from superb travel links, with easy access to the nearby M6, M65, and M61 motorways, making commuting to Preston, Blackburn, and Manchester effortless. Additionally, both Bamber Bridge and Preston train stations are just a short drive away, offering convenient rail connections.

Stepping into the property, you are welcomed into an inviting entrance hallway, which provides access to the majority of the ground floor accommodation. To the left, you will find a spacious lounge featuring a central fireplace and a large window overlooking the front aspect. To the opposite side of the hallway is the impressive open-plan kitchen, dining, and family area. This extended space showcases a contemporary fitted kitchen, complete with an integrated oven, hob, and microwave, along with ample storage and space for additional freestanding appliances. The dining area offers generous room for a large family dining table and incorporates the staircase to the upper level.

The kitchen flows seamlessly into the bright and airy family room at the rear, providing versatile additional living space, ideal as a second sitting room. This area is enhanced by dual-aspect windows and double skylights, allowing an abundance of natural light to flood the space, while double patio doors open directly onto the rear garden.

Completing the ground floor are two well-proportioned double bedrooms, along with a modern three-piece family bathroom fitted with an over-the-bath shower.

To the first floor, you will find a generously sized third bedroom, which benefits from an en-suite WC and access to useful eaves storage.

Externally, the property boasts a private driveway providing off-road parking for multiple vehicles, leading to a single detached garage at the rear. The garage is accessed via an up-and-over door and is equipped with power and lighting.

To the rear, there is a generously sized, low-maintenance garden, featuring a flagged and stone patio area. The garden is not overlooked, offering an ideal setting for both relaxing and entertaining.

Early viewing is highly recommended to fully appreciate the accommodation on offer and to avoid any potential disappointment.













# BEN ROSE



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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) <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		

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			
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