



Victoria Road, Walton-Le-Dale, Preston

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom end-terraced property, situated in the heart of Walton-le-Dale. Ideally located on the outskirts of Preston city centre, the property is surrounded by superb local schools, supermarkets, and amenities. There are also excellent transport links via nearby train stations and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the spacious front reception room, which is currently utilised as the dining room, demonstrating the versatility of the home's layout. The room features a large front-facing window allowing plenty of natural light to fill the space. Moving through the property, you will find the central reception room, currently used as the lounge, which benefits from two side windows and convenient access to the useful understairs storage. From here, you will enter the modern fitted kitchen, which features an integrated oven and hob, along with ample space for freestanding appliances and a convenient breakfast bar area.

Moving upstairs, you will find three well-proportioned bedrooms, with bedroom two benefiting from a three-piece open en-suite shower room. A three-piece family bathroom completes this level.

Externally, the property benefits from a spacious rear lean-to, providing an enclosed and versatile area ideal for additional storage or further living space. There is also plenty of on-street parking available to the side of the property.

Early viewing is highly recommended to avoid potential disappointment.







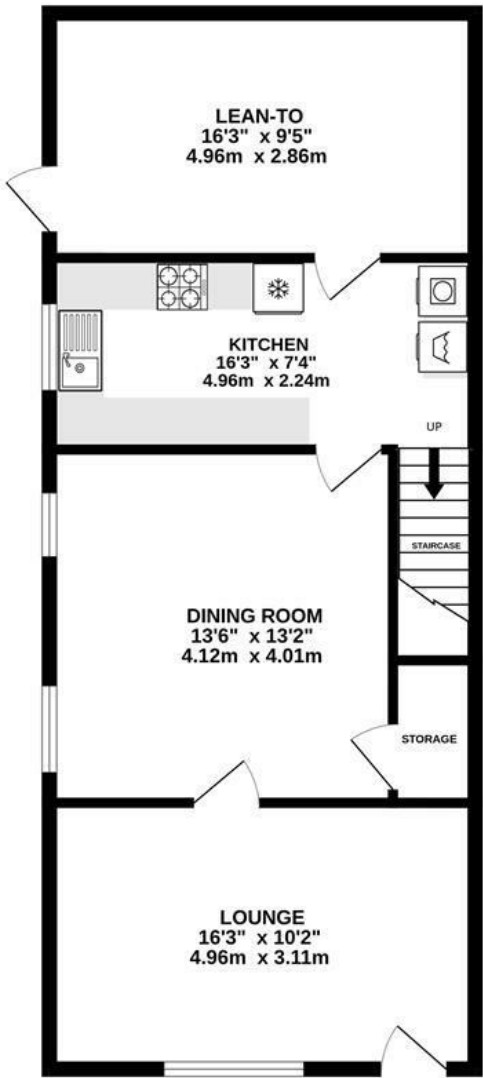




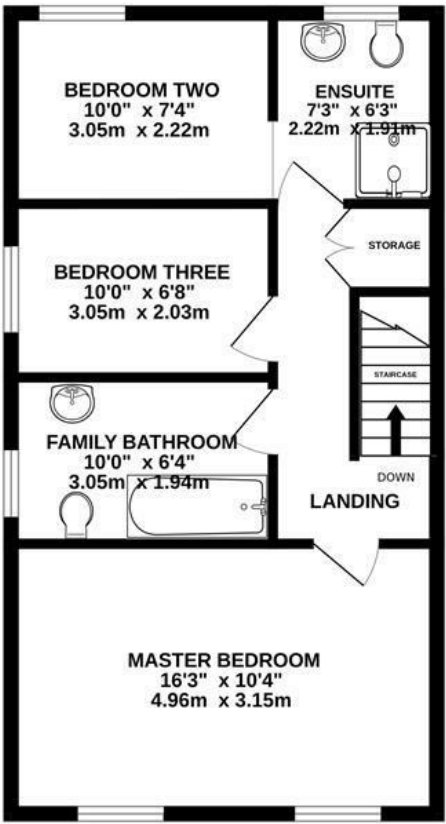


BEN ROSE

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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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		
(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	79
England & Wales	EU Directive 2002/91/EC 	

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

