



Abbotts Close, Walton-Le-Dale, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to market this well presented semi-detached family home, ideally positioned within the popular residential area of Walton-le-Dale, Preston. Offering generous and versatile accommodation across two floors, the property provides an excellent combination of spacious reception rooms, three well proportioned bedrooms and a range of useful features that make it particularly well suited to modern family living. Walton-le-Dale offers a convenient setting with a range of local amenities, shops, schools and everyday facilities close by, whilst Preston city centre is only a short distance away for a wider selection of shopping, dining and leisure opportunities. The property is also well placed for commuters, with Preston railway station providing regular rail connections and excellent access to the M6 and M65 motorway networks, making journeys towards Preston, Blackburn, Chorley and beyond readily accessible. The surrounding area also benefits from a variety of parks, countryside and leisure facilities, providing plenty of options for family days out and outdoor recreation. With the added benefit of no onward chain, the property also offers the potential for a straightforward and prompt purchase.

Entering the home, the welcoming entrance hall provides access to the principal living areas, stairs to the first floor and a useful ground floor WC. The spacious lounge offers an abundance of natural light and provides ample room for comfortable furnishings, with an attractive fireplace creating a pleasant focal point to the room. Continuing through the property, you arrive at the well appointed kitchen, which benefits from several integrated appliances alongside ample storage solutions and useful preparation space. From here, the home opens into a good sized dining room and adjoining conservatory, creating two further reception areas that provide excellent flexibility for family life, entertaining or relaxing. Both rooms benefit from skylights and double doors opening directly onto the rear garden, allowing plenty of natural light to flow through the accommodation whilst creating a seamless connection with the outdoor space. The dining room also provides access to the integrated garage, which has been converted into a useful storage area, offering valuable additional space for household belongings.

Heading upstairs, the landing provides access to all three bedrooms and the family bathroom. The master bedroom is particularly generous in size and benefits from built-in storage alongside its own shower en suite, providing a useful degree of privacy and convenience. The second bedroom is also a comfortable double, offering plenty of space for furnishings, whilst the third bedroom provides further flexibility and could be utilised as a children's bedroom, nursery or home office depending on the needs of the new owners. Completing the first floor is the attractive three-piece family bathroom, finished to a good standard and featuring a freestanding bath which adds a touch of luxury to this practical family space. The bathroom also benefits from underfloor heating, providing an added level of comfort during the colder months. Further benefits include a boarded loft with Velux window, providing additional storage potential, whilst the recently installed boiler offers added peace of mind for the new owners. The property also benefits from distributed audio throughout the home, adding a modern and enjoyable feature to the accommodation.

Externally, the property is approached via a driveway providing parking for multiple vehicles and leading towards the integral garage, whilst the low-maintenance gravelled frontage keeps the exterior neat and easy to maintain. To the rear is a good sized paved garden offering a practical and versatile outdoor space, with a raised decked area providing an ideal setting for a bistro set or outdoor seating during the warmer months. Established flower beds add greenery and character to the garden, whilst a useful summerhouse provides an excellent additional space that could be utilised as a hobby room, workshop or further storage depending on the new owner's requirements. The sellers are also willing to leave any fixtures, fittings and furniture by if requested, providing further flexibility for the new owners. Overall, this is a spacious and versatile family home offering a generous arrangement of living accommodation, three bedrooms, excellent reception space and a range of useful modern features, all complemented by its convenient Walton-le-Dale location, no onward chain and excellent access to local amenities, Preston city centre and the wider motorway network.















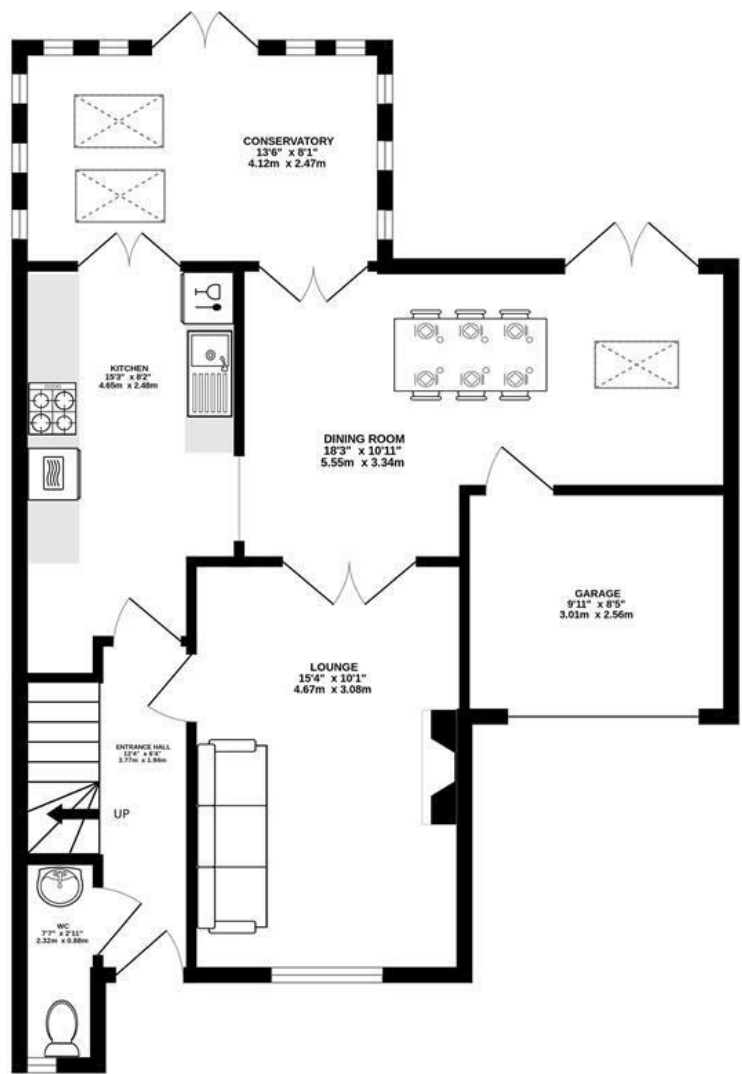




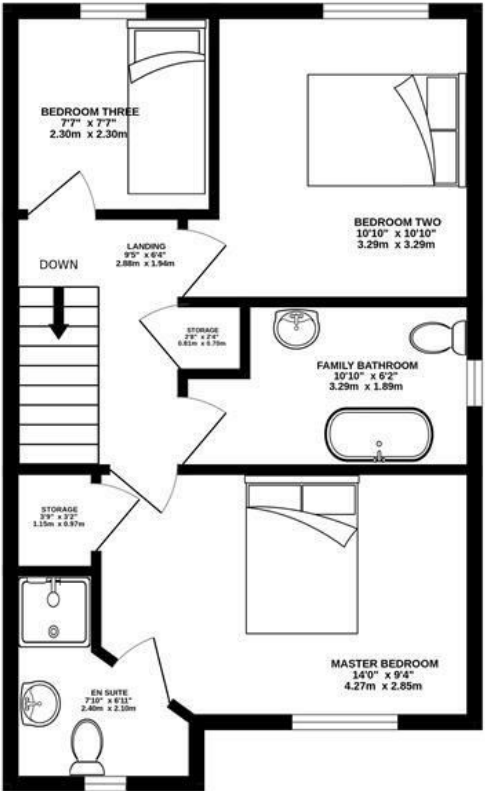


BEN ROSE

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.6 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.
Made with Metropix ©2026



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		
	74	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 	

