BEN ROSE



## Coniston Drive, Walton-Le-Dale, Preston — Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this two-bedroom semi-detached bungalow, located in the highly sought-after area of Walton-le-Dale. This property is in need of some modernisation but offers an excellent opportunity for those looking to update and personalise a home to their own taste, making it an ideal choice for first-time buyers, downsizers, or investors alike.

Situated in a quiet residential area, a range of local amenities can be found close by, including supermarkets, schools, cafés, and leisure facilities, with Preston city centre just a short drive away. Excellent transport links are also on hand, with regular bus routes nearby, easy access to the A6 road and A59 road, and convenient connections to the M6 motorway and M65 motorway, making this an ideal location for commuters.
Stepping into the property, you will find yourself in the welcoming entrance hallway which provides access to all of the home's rooms. Directly ahead is the spacious lounge, featuring a central fireplace and a large window overlooking the front aspect. Continuing through, you will enter the extended kitchen/diner. The kitchen offers ample storage along with space for freestanding appliances and flows seamlessly into the dining area, which provides plenty of space for a family dining table and benefits from a single door leading out to the rear garden.

Moving back through the hallway, you will find two well-proportioned double bedrooms along with a three-piece family bathroom featuring an over-the-bath shower.

Externally, the home boasts a sizeable driveway at the front providing off-road parking for multiple vehicles. The driveway extends to the side of the property and leads to a detached single garage. The garage is equipped with power and lighting and is accessed via an up-and-over door from the front, with an additional single door providing access from the rear garden.

The rear garden is generously sized and consists of a lawn area along with a flagged patio, offering excellent potential for outdoor enjoyment.

Early viewing is highly recommended to avoid potential disappointment.









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MAIN

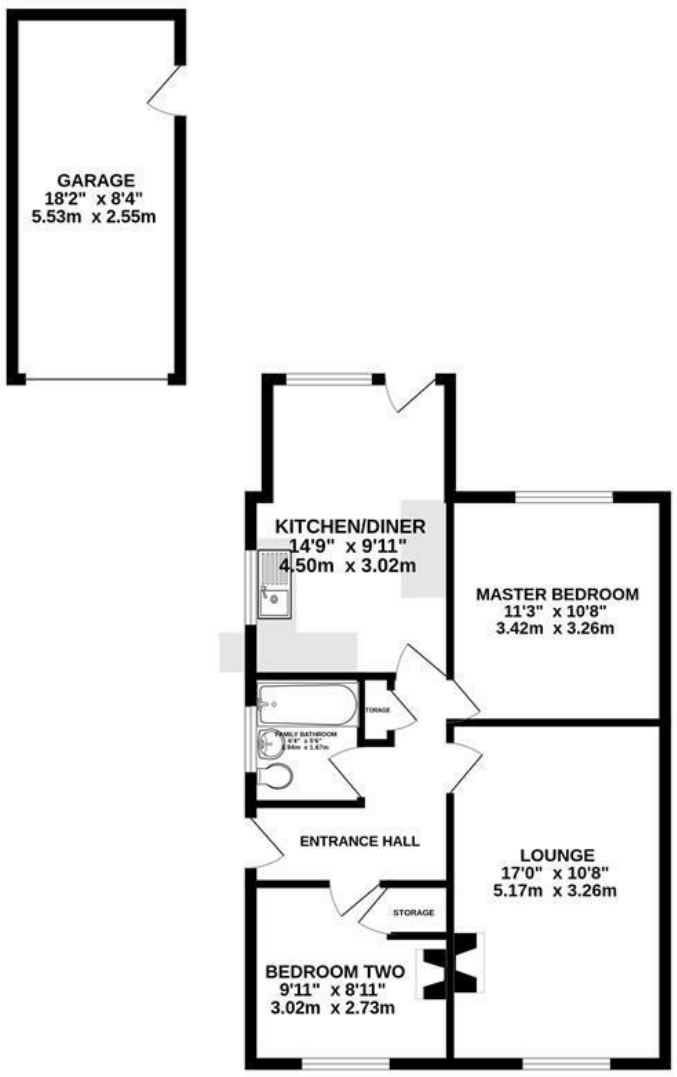






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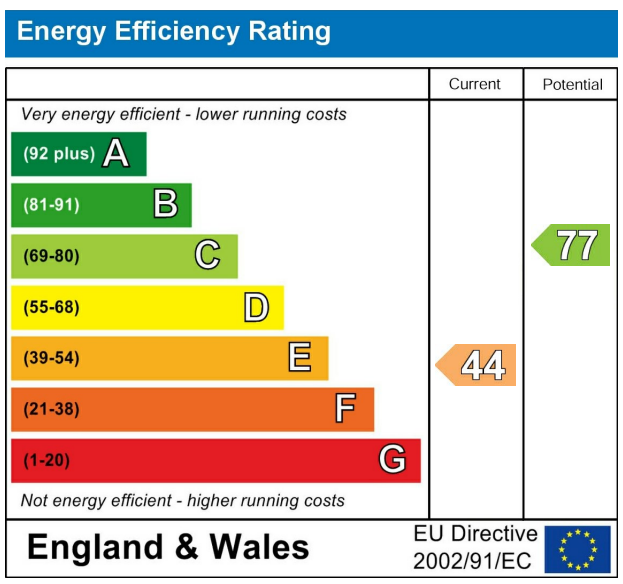
GROUND FLOOR
778 sq.ft. (72.2 sq.m.) approx.

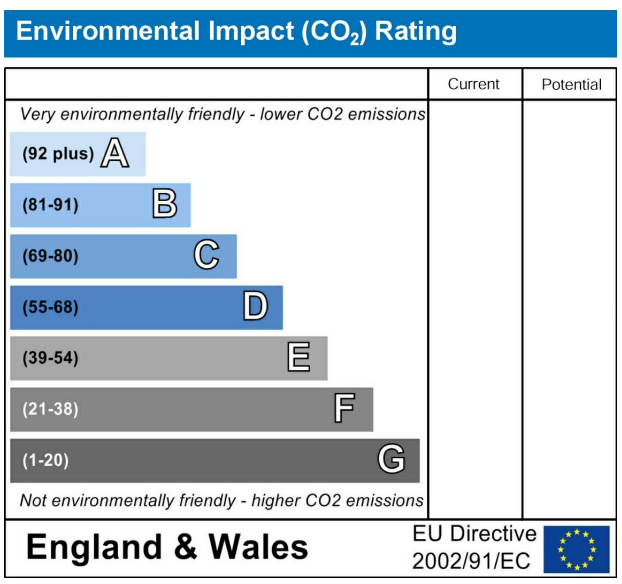


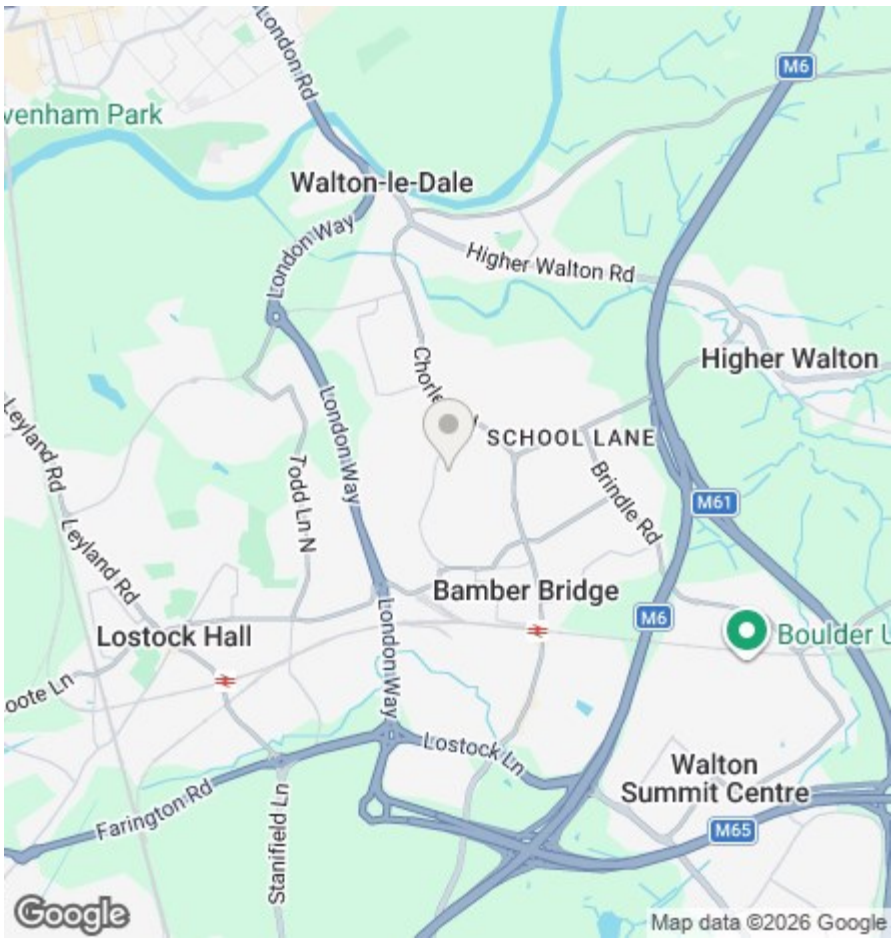

TOTAL FLOOR AREA : 778 sq.ft. (72.2 sq.m.) approx.

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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