



Rutland Avenue, Walton-Le-Dale, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached, situated in the highly sought-after area of Walton-le-Dale. Ideal for first time buyers, couples, or small families, this lovely home offers well-proportioned living accommodation throughout and benefits from a convenient location close to a wide range of amenities. Residents can enjoy easy access to nearby shops, supermarkets, schools, and leisure facilities, whilst Preston City Centre is only a short drive away, offering excellent dining, retail, and entertainment options. Commuters will appreciate the fantastic travel links available, including rail services from Preston station and convenient access to the M6 and M61 motorways, making journeys across the region simple and efficient.

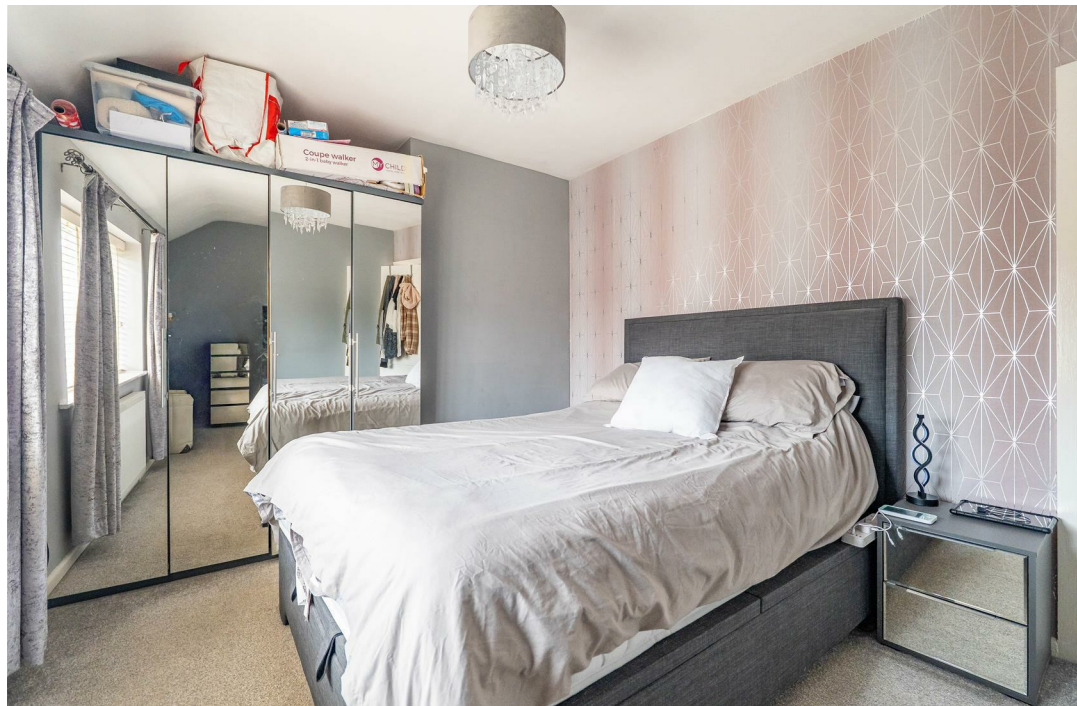
Upon entering the home, you are welcomed into the entrance hall which leads through to the spacious lounge positioned at the front of the property. This inviting room provides ample space for comfortable seating and creates the perfect setting for relaxing or entertaining guests. To the rear, the fitted kitchen/dining room offers a practical and functional layout with plenty of worktop and storage space alongside room for family dining, whilst also enjoying pleasant views over the rear garden.

The first floor hosts two generously sized double bedrooms, with the master bedroom benefiting from excellent floor space and versatility for furnishings. Bedroom two also provides comfortable accommodation suitable for guests, children, or even a home office. Completing this floor is the three-piece family bathroom fitted with a bath, wash basin, and WC.

Externally, the property enjoys attractive kerb appeal with a front garden bordered by a brick wall alongside a gravel driveway providing off-road parking for up to two vehicles. To the rear, the enclosed garden benefits from high fencing for added privacy and features a low-maintenance artificial lawn along with a paved patio seating area, ideal for outdoor dining and enjoying the warmer months. This wonderful home combines comfortable living with a convenient location, making it an excellent opportunity for a variety of buyers.





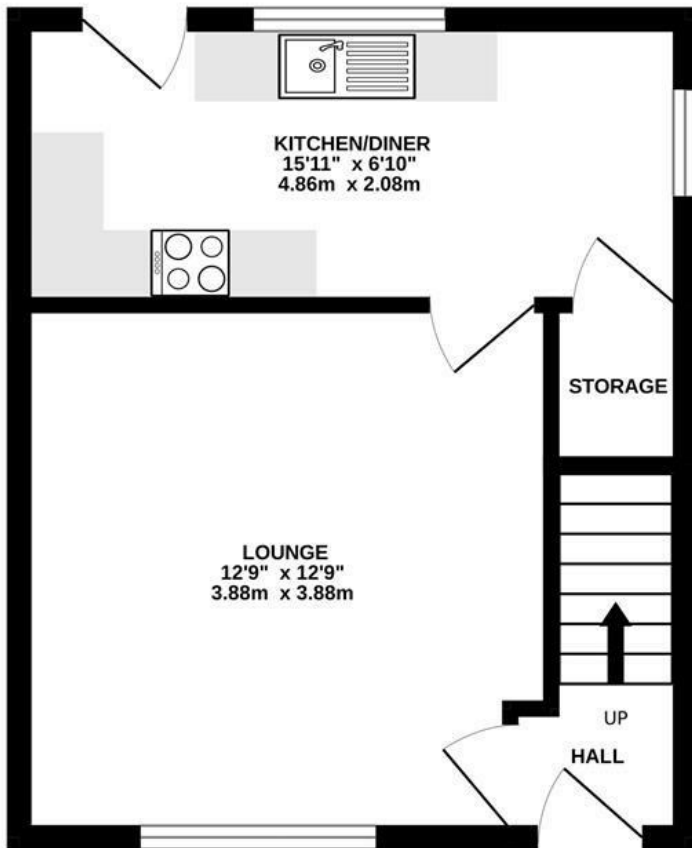




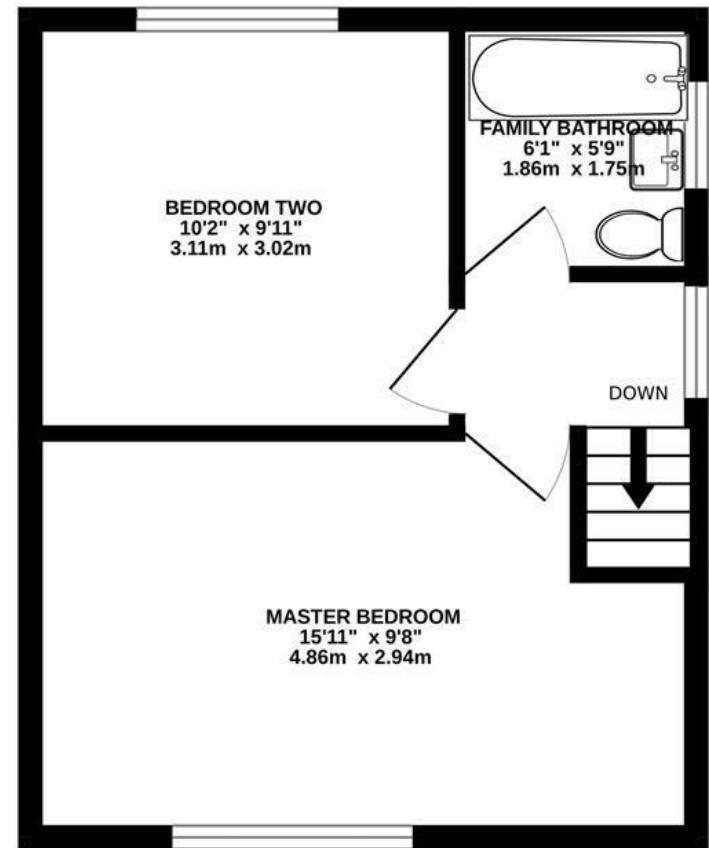




GROUND FLOOR
312 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

