BEN ROSE



Higher Walton Road, Walton-Le-Dale, Preston

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom mid-terrace home, set within the ever-popular village of Higher Walton, Lancashire. Well maintained and finished to an good standard, this property effortlessly blends character features with modern touches, boasting wonderfully tall ceilings and spacious rooms throughout. Ideal for couples or young families, the home offers a warm and inviting feel from the moment you step inside. Higher Walton is a highly desirable location, offering a semi-rural charm whilst remaining well connected. Residents benefit from nearby amenities including local shops, popular pubs and reputable schools, with Walton-le-Dale and Bamber Bridge just a short drive away for supermarkets and additional facilities. Excellent travel links are close at hand, with easy access to the M6, M61 and M65 motorways, regular bus routes, and train stations in Bamber Bridge and Preston, making commuting into Preston city centre and surrounding Lancashire towns simple and convenient.

Stepping through the entrance porch, you are welcomed into a truly stunning lounge, filled with natural light from a large front window and centred around an attractive feature fireplace that creates a cosy focal point. The tall ceilings enhance the sense of space, giving the room an elegant and airy feel. Moving through to the rear, you'll find a beautiful kitchen diner that is both stylish and practical, offering ample space for a family dining table alongside a central island which doubles as a breakfast bar. The kitchen is finished with modern fixtures and integrated oven and hob, all whilst overlooking the garden. From here, a handy utility room provides additional storage and workspace, with double doors opening out to the rear garden.

Beyond this is an inner hallway with a small seating area — the perfect quiet nook for reading — which leads to a convenient downstairs WC and a boarded garage offering fantastic versatility as storage, a home gym or a multi-purpose room.

To the first floor, the generous proportions continue. The master bedroom is particularly impressive, featuring a charming decorative old-style fireplace and a large window allowing plenty of natural light to pour in, creating a bright yet calming retreat. The second bedroom is also a well-sized double, overlooking the garden and benefiting from a pull-down hatch providing access to a boarded loft with electricity — ideal for additional storage. Completing the interior is a modern family bathroom, finished to a high standard and in keeping with the stylish presentation found throughout the home.

Externally, the property is set behind a gated front garden with a low wall and established planting, creating an attractive first impression. On-road parking is available to the front. To the rear, you'll find a small yet tranquil garden space, beautifully designed with decking and charming whitewashed walls, offering a private and peaceful setting for relaxing or entertaining during the warmer months. This is a truly delightful home that combines character, space and modern living in a sought-after village location — ready for its next owners to move straight in and enjoy.

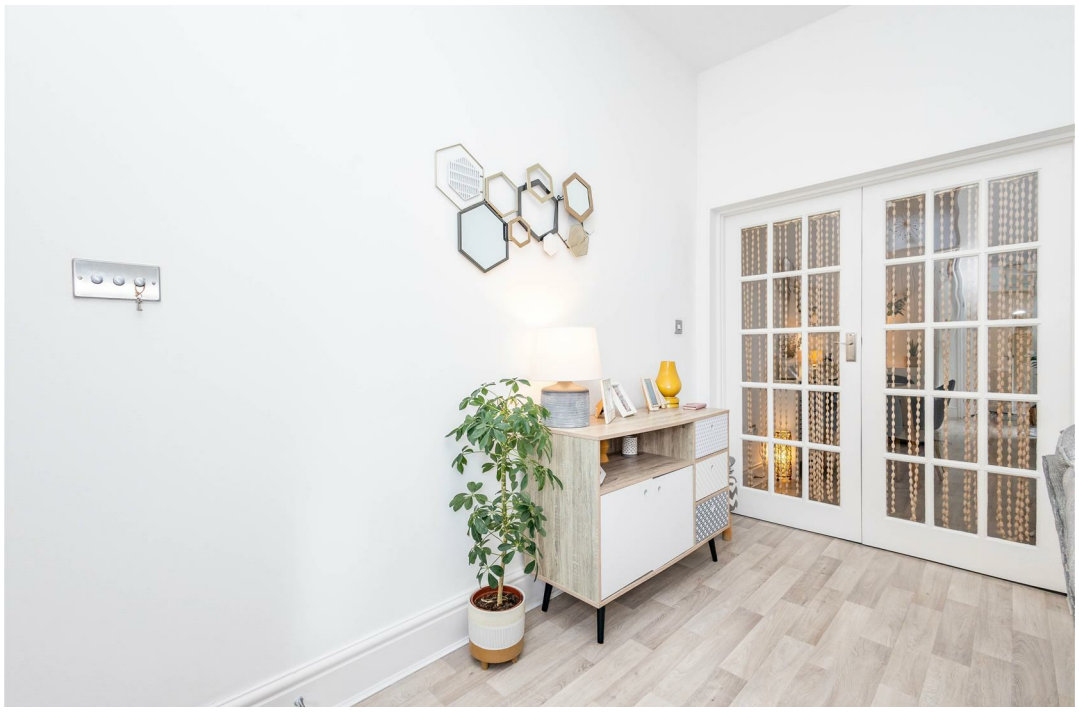




















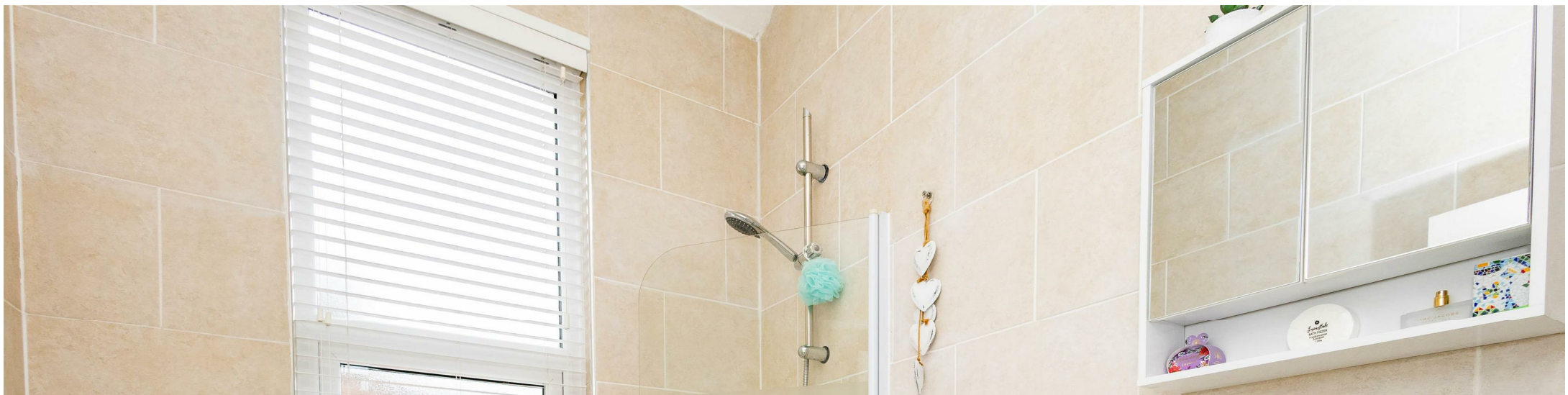

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GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.

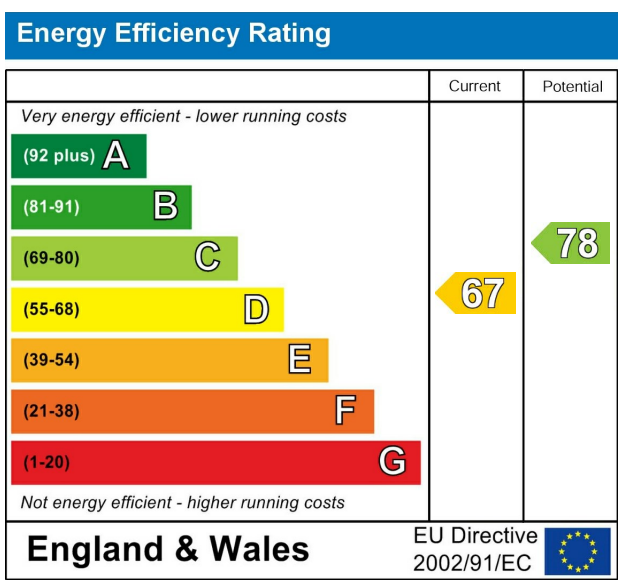
1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.

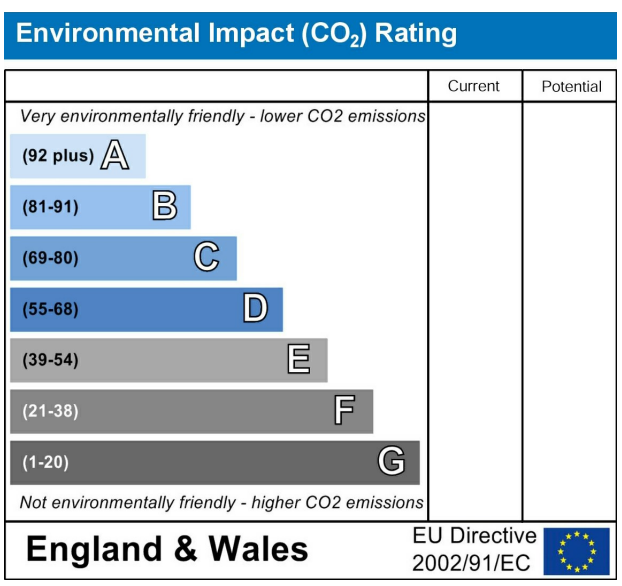


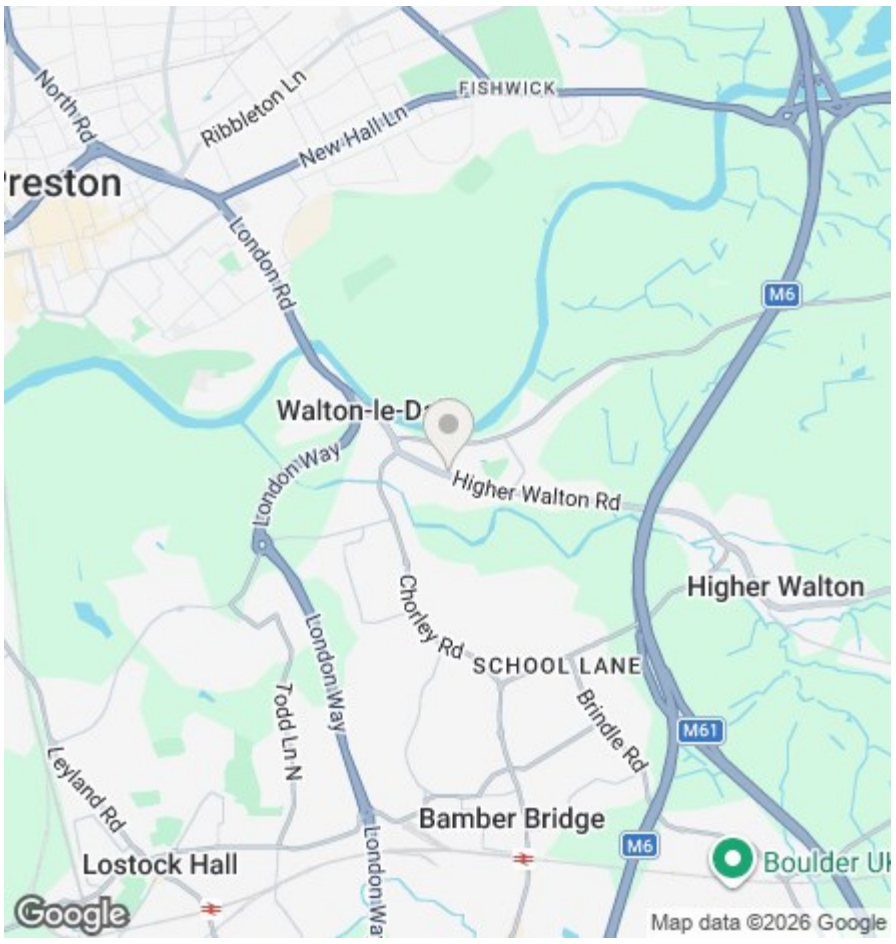
TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

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.
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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.







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