



Duddle Lane, Walton Le Dale

Offers Over £229,950

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, situated within the sought-after area of Walton-le-Dale, Preston. Ideal for families, the home is just a five-minute drive from Bamber Bridge town centre and within easy reach of Preston city centre. It also benefits from close proximity to excellent local schools, shops, and amenities, with Walton-le-Dale Primary School conveniently within walking distance.

Stepping into the property, you are welcomed into an inviting entrance hallway, where a staircase leads to the upper level. To the right, you will find a spacious lounge/diner, featuring a stylish central media wall and a beautiful bay window overlooking the front aspect, allowing for an abundance of natural light. From here, you enter the modern kitchen, which offers ample storage, an integrated oven and hob, and space for additional freestanding appliances. The kitchen also provides access to a convenient understairs WC, as well as a door leading through to the garden room. The bright and airy garden room offers versatile additional living space, with a door opening directly onto the rear garden.

Moving upstairs, the property offers three well-proportioned bedrooms, two of which are doubles, along with a three-piece family bathroom fitted with an over-the-bath shower.

Externally, the front of the property boasts a private driveway providing off-road parking for multiple vehicles, which extends along the side of the home. To the rear, there is a generously sized garden featuring a well-maintained lawn and a patio area, creating the perfect space for relaxing or entertaining. The garden also benefits from a useful storage shed.

Early viewing is highly recommended to avoid any potential disappointment.

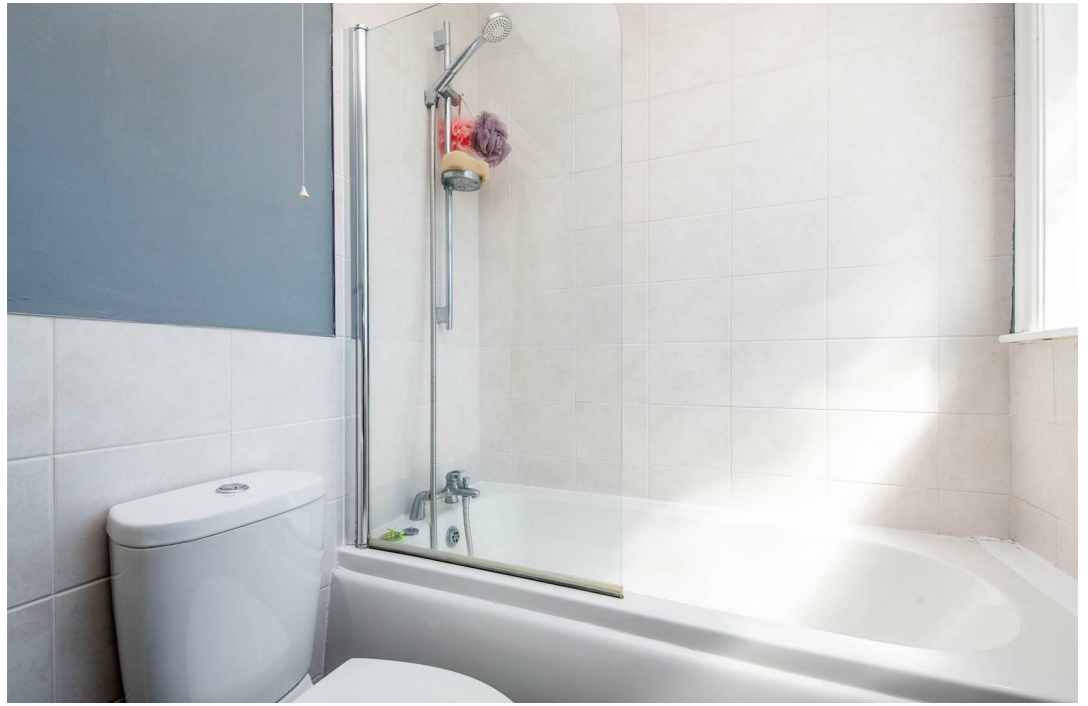
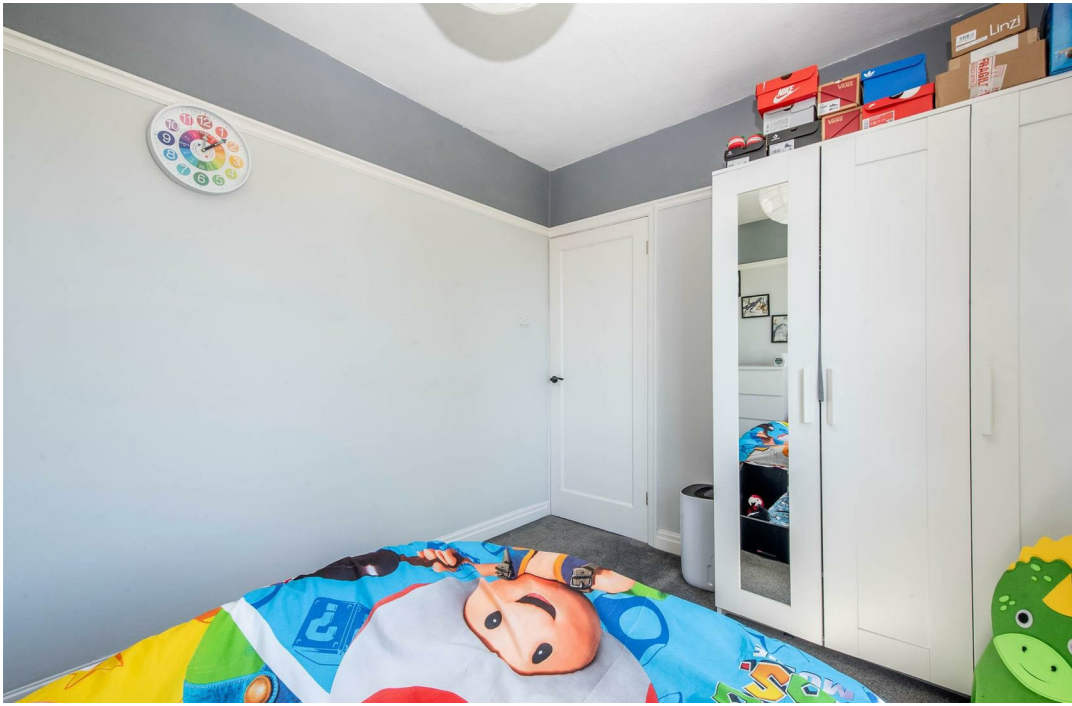




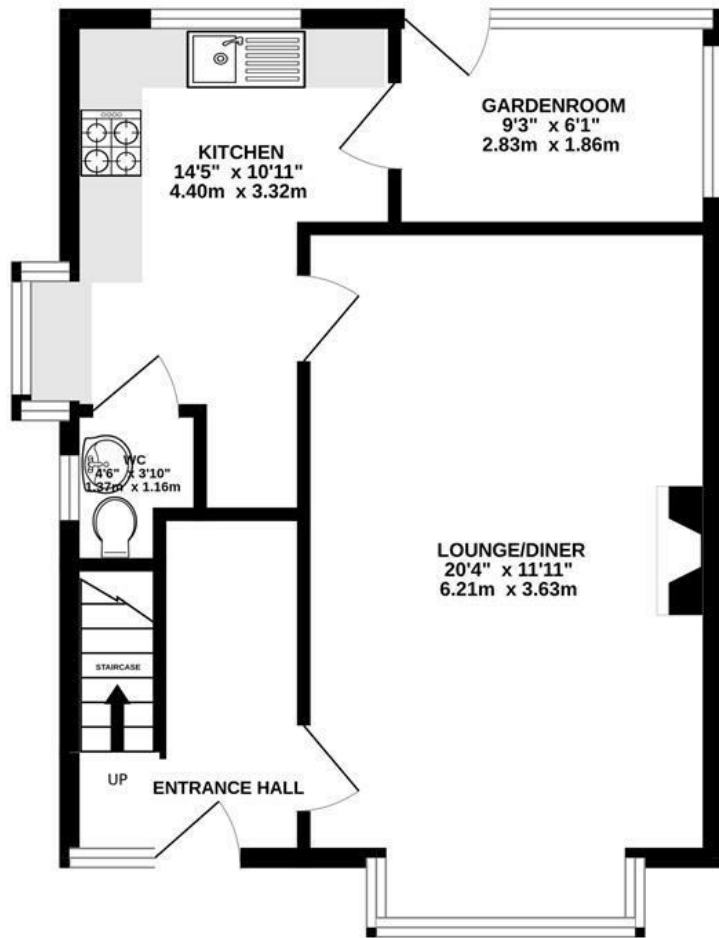




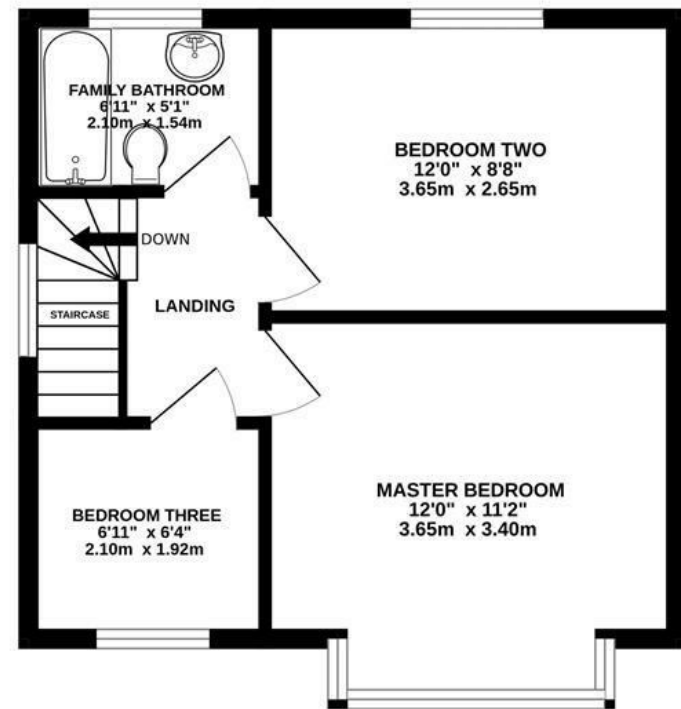




GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.

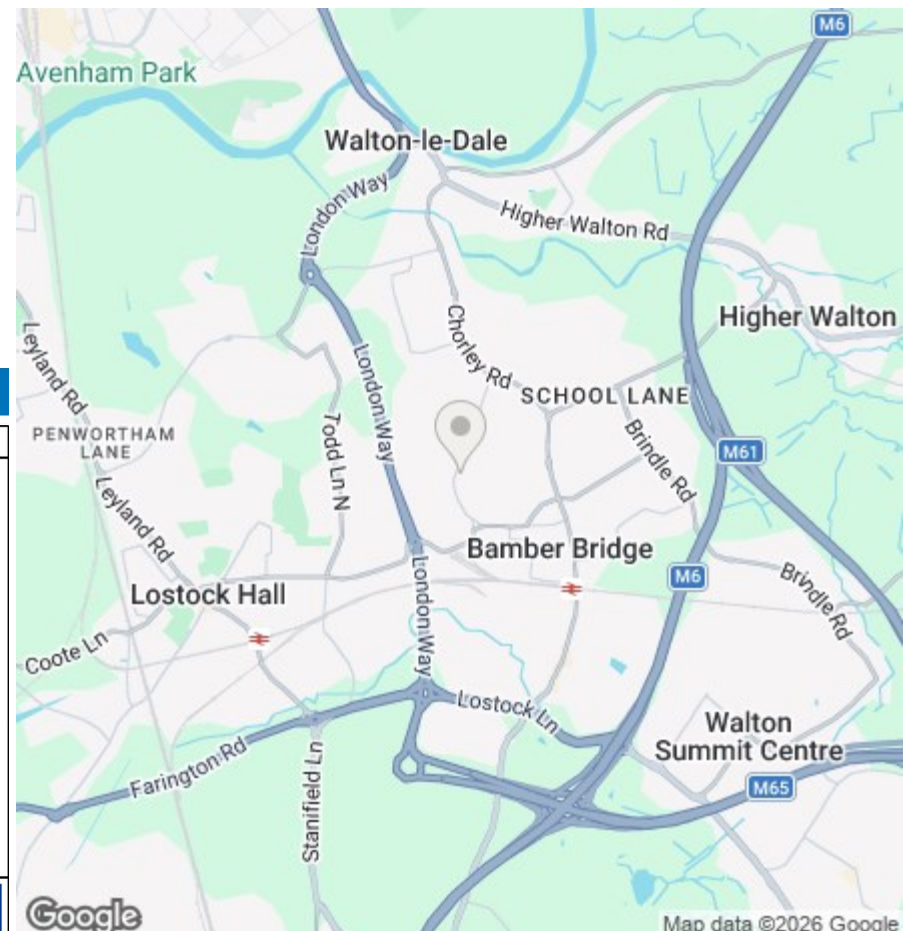


TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

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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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		
England & Wales	EU Directive 2002/91/EC	

Current: **69** Potential: **83**

Environmental Impact (CO₂) 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	