



**Severn Drive, Walton-Le-Dale, Preston**

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to market this well presented three-bedroom semi-detached home in the sought-after area of Walton-Le-Dale, Lancashire. Perfect for families, the home is ideally located and benefits from excellent travel links, with nearby access to the M6, M65, and M61 motorways, as well as convenient bus routes and Preston train station, all providing ease of travel across the region. Walton-Le-Dale offers a range of local amenities including well-regarded schools, parks, and leisure facilities with Walton-Le-Dale primary school just a short walk away.

The home has been recently refurbished to a high standard throughout, including a newly fitted kitchen and bathroom, new external windows and doors, new internal doors, new flooring and carpets throughout, newly fitted radiators, and an upgraded boiler. Finished with neutral décor throughout, the property offers a comfortable and stylish home that is completely move-in ready.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will enter the spacious lounge, which benefits from a large window overlooking the front aspect. Continuing through, you will find the open-plan kitchen/diner. This space has been thoughtfully opened up from two separate rooms to create a bright, spacious, and functional area. The contemporary fitted kitchen offers ample storage and features newly installed integrated appliances, including a fridge, freezer, oven, hob, and washing machine. The dining area provides generous space for a large family dining table and benefits from sliding patio doors that open out to the garden.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles. The modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front of the property is a well-maintained garden alongside a private driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the home, leading to the single detached garage which can house a tumble dryer, at the rear. The garage, accessed via an up-and-over door, is equipped with power and lighting and offers practical additional storage space.

At the rear is a delightful south-facing garden, comprising a lawn and patio area with open views across the playing fields beyond - perfect for relaxing and enjoying the outdoors.







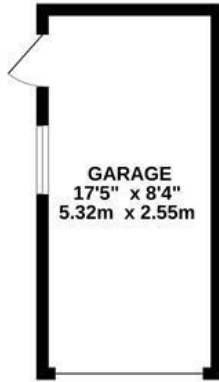
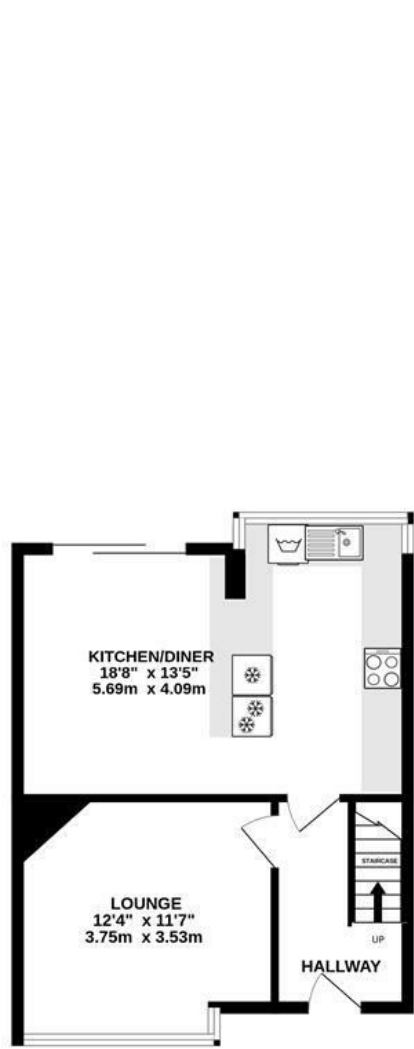




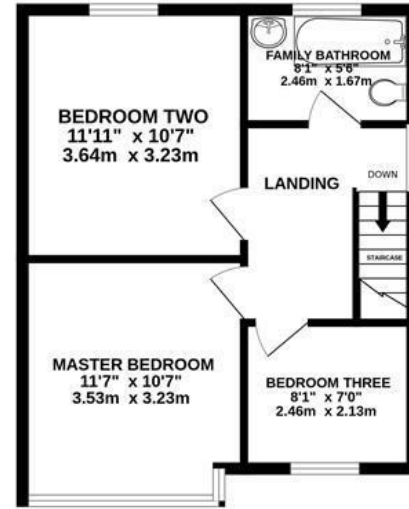


# BEN ROSE

GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

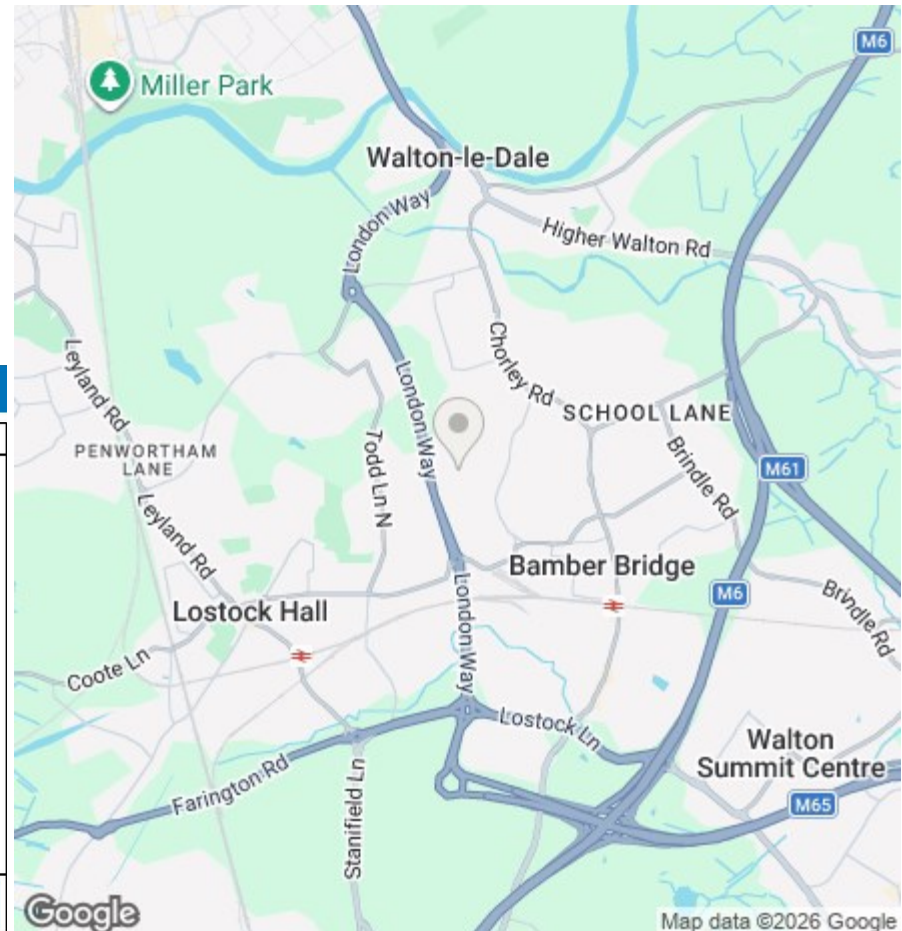


TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	