



**Warwick Road, Walton-Le-Dale, Preston**

**Offers Over £145,000**

Ben Rose Estate Agents are pleased to present to the market this two-bedroom, semi-detached property in the charming area of Walton-le-Dale. This inviting home is an ideal choice for a small family or a first-time buyer looking to step onto the property ladder. Ideally located, the property is within easy reach of local amenities, including shops, schools, and parks, and benefits from excellent travel links with nearby bus routes and motorway access.

The property has undergone a range of improvements under the current owners, including upgraded double glazing at the front and a newly installed composite front door. The walls at the side of the house, as well as the chimney, have been repointed, and the fascias and soffits have been upgraded along with new guttering. Additionally, the property benefits from a Hive central heating system and a newly fitted boiler, ensuring enhanced energy efficiency and comfort.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you'll find the spacious lounge, featuring a large window that overlooks the front aspect. Double doors from the lounge lead to the kitchen/diner at the rear. The kitchen provides ample storage and worktop space, along with room for freestanding appliances and a dining table. Additionally, this area offers access to a convenient understairs storage cupboard and a single door leading to the side of the property.

Moving upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. A three-piece family bathroom, complete with an over-the-bath shower, completes this floor.

Externally, the front of the property features stairs leading up to the front door. The home boasts a private driveway that extends down the side of the property, offering off-road parking for multiple vehicles. The generously sized rear garden includes a flagged patio area, a storage shed, and a raised lawn—perfect for outdoor enjoyment.







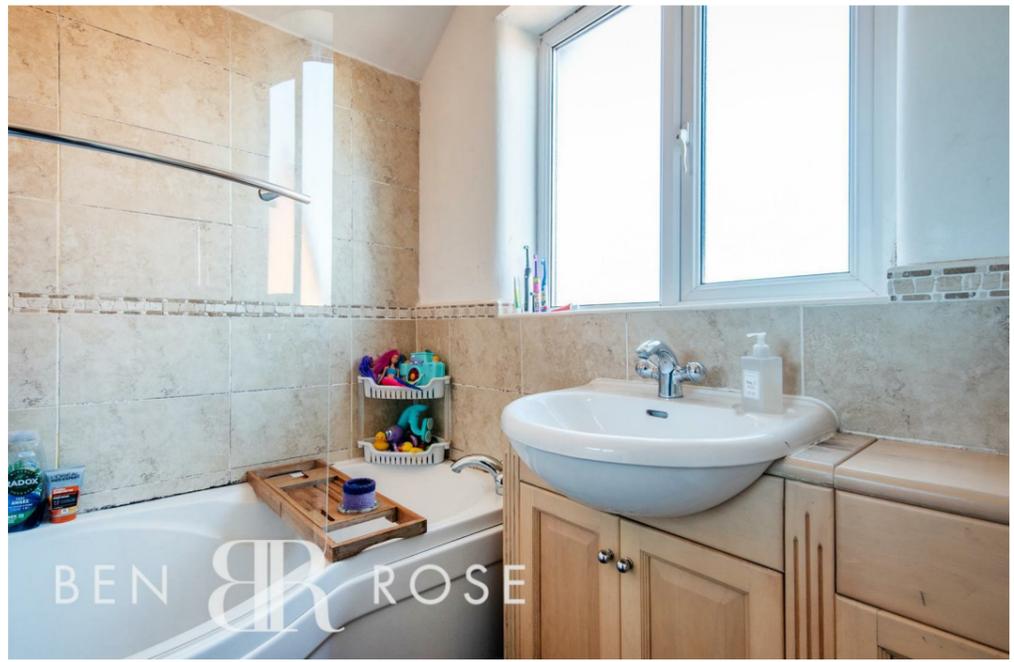


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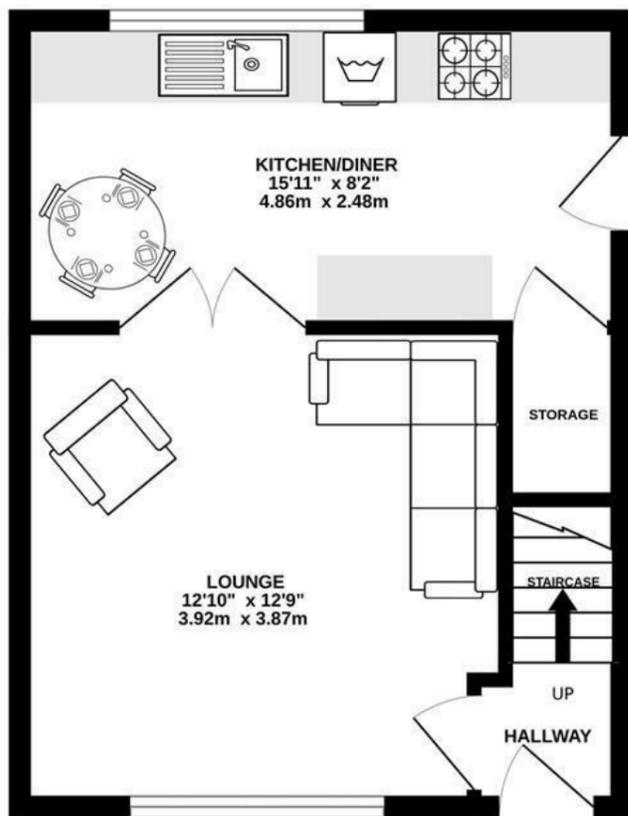


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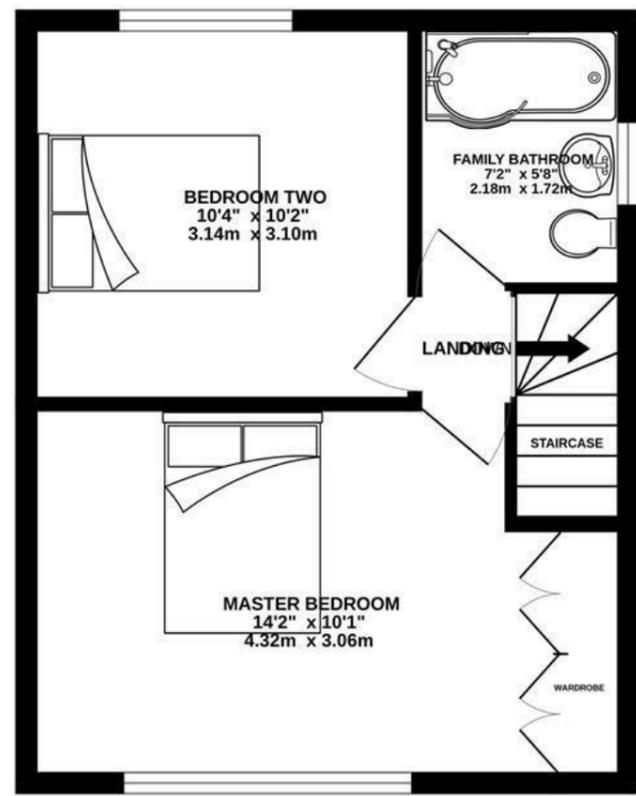




GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.

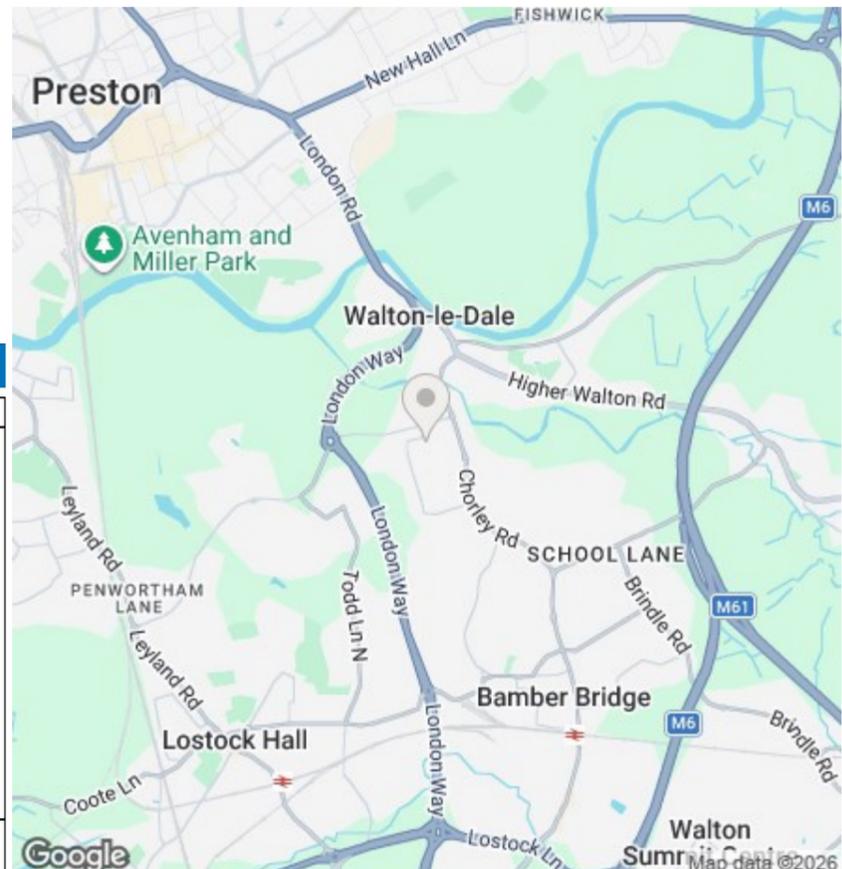


TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</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>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	