



Severn Drive, Walton-Le-Dale, Preston

Offers Over £179,950

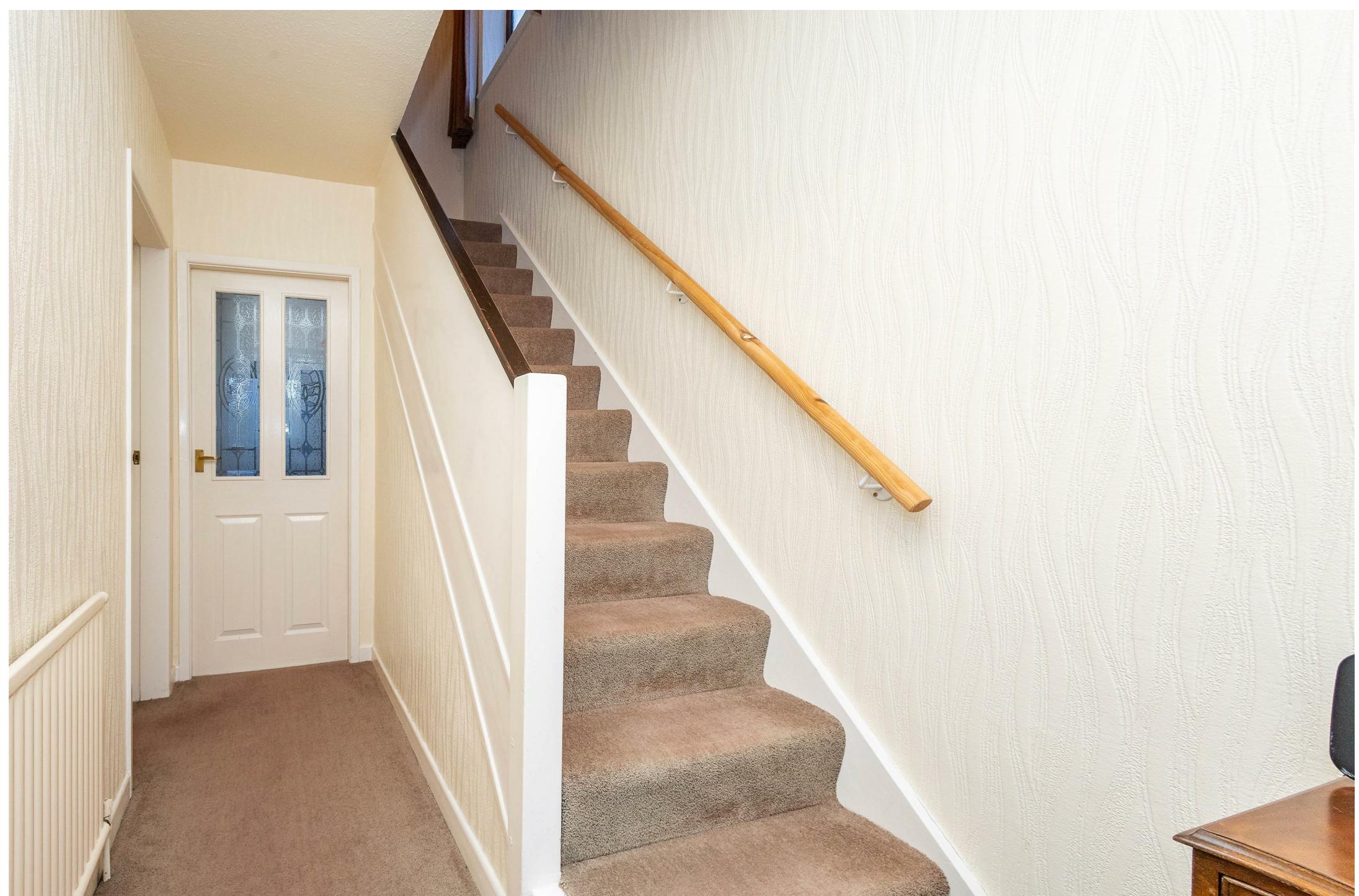
Ben Rose Estate Agents are pleased to present to market this three bedroom semi-detached home, with NO CHAIN and ideally located in the popular area of Walton-le-Dale. This well maintained property offers generous room sizes throughout and presents a fantastic opportunity for couples, families and first-time buyers looking to personalise a home to their own taste. Walton-le-Dale is well known for its convenient position, offering easy access to a wide range of local amenities including supermarkets, schools, leisure facilities and independent shops. The property is ideally placed for commuters, with excellent bus routes nearby, easy access to Preston city centre, and close links to the A6, A59, M6 and M65 motorway network, connecting the area to Preston, Blackburn, Chorley and beyond.

The property is entered via a spacious entrance hall which provides a welcoming first impression and gives access to the staircase leading to the first floor. From here, you are led into a large lounge, featuring a bay window and fireplace, creating a bright and comfortable main living space. Moving through the home, there is a good sized dining room, ideal for family meals and entertaining. To the rear, the fitted kitchen offers ample storage and worktop space and overlooks the garden, providing a pleasant outlook. Off the kitchen is a handy utility room, adding valuable practicality, while a downstairs WC completes the ground floor accommodation.

To the first floor, the property opens onto a large and bright landing, benefitting from a window that fills the space with natural light. The main bedroom is generously proportioned and includes fitted wardrobes providing excellent storage. There is a further double bedroom, along with a good sized single bedroom, ideal for a child's room, home office or nursery. Completing this level is the family bathroom, which also benefits from built-in storage.

Externally, the property benefits from a gated front garden providing off-road parking for two vehicles, along with access to a garage offering further parking or storage options. To the rear, there is a good sized garden featuring a mix of flagged patio areas, decorative stone, lawn and established shrubbery, creating a pleasant outdoor space with scope to be further enhanced. In conclusion, this is a well cared for home offering generous accommodation, excellent potential and a convenient Walton-le-Dale location, making it an ideal opportunity for buyers seeking a property they can modernise and truly make their own.







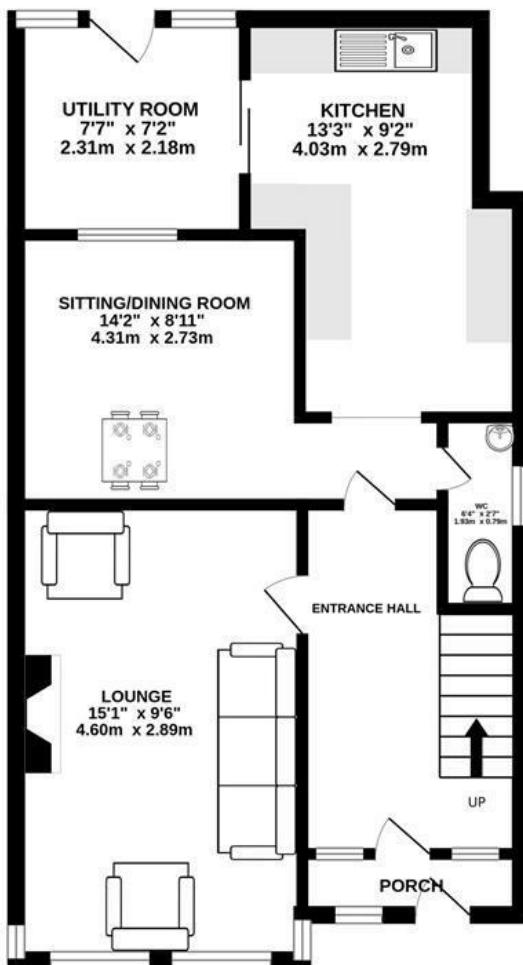




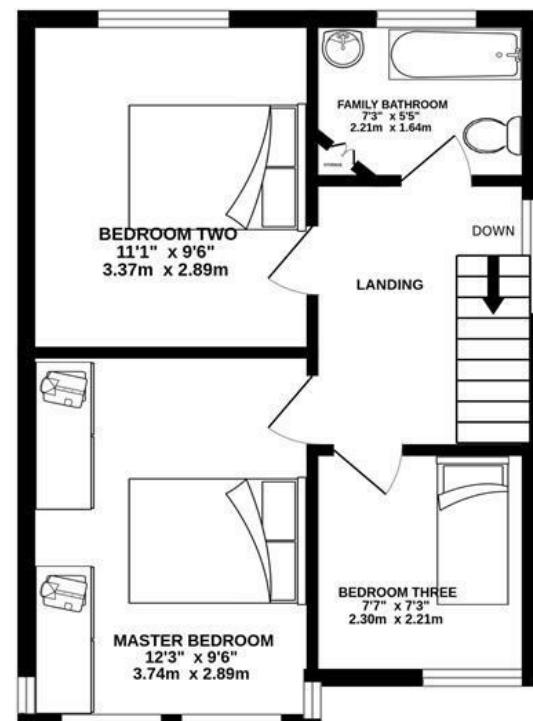


BEN ROSE

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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)	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		

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			
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