



Cuerdale Lane
Walton Le Dale

- **A Distinctive Home with Panoramic Views & Contemporary Luxury**
- **Fully Renovated to an Exceptional Standard**
- **Thoughtful Split-Level Layout**
- **3 Double Bedrooms**

OO £540,000
EPC Rating 'D'





Property Description

- * A Distinctive Home with Panoramic Views & Contemporary Luxury
- * Fully Renovated to an Exceptional Standard
- * Thoughtful Split-Level Layout

A truly unique residence, this striking modern/retro home has been thoughtfully designed with a layout that enhances incredible 360-degree views, creating a living experience that evolves beautifully throughout the day.

Wake to the sun rising behind Winter Hill at the rear of the property, bathing the home in morning light, and enjoy spectacular evenings as the sun sets behind the Preston skyline to the front - a rare and captivating outlook.

Approached via an extensive York stone driveway, the property immediately impresses, with a matching York stone patio providing the perfect setting for outdoor relaxation and entertaining.





The home's layout has been carefully designed to maximise light, views, and flow.

Upon entering, you are welcomed into a spacious open living room, where incredible panoramic views take centre stage - an impressive and inviting space ideal for both everyday living and entertaining.

A short flight of stairs leads to the dining area, which connects seamlessly to the fitted kitchen, finished to an exceptional standard. This level also accommodates Bedroom Three, along with a utility room and a convenient W/C, offering excellent flexibility for guests or home working.



Heading downstairs, the lower level provides two further well-proportioned bedrooms, a modern shower room, a luxury bathroom, and a large basement storage area, ideal for practical living without compromising the home's clean, elegant aesthetic.

This freehold property has been comprehensively renovated throughout, blending high-end modern specification with timeless finishes:

New top-spec Worcester boiler

Entirely new heating system with luxury antique brass radiators



Stunning new kitchen featuring:

Quartz worktops

Bosch appliances

Boiling hot water tap

New luxury flooring and carpets throughout

Electrical consumer box upgrade

New roof with top-spec insulation



Brand new bathroom and separate W/C

Decorated throughout, ready for immediate occupation

A Home That Truly Stands Apart

With its architectural individuality, breath taking views, and meticulous full renovation, this is a home that offers something genuinely special - both inside and out.

HALLWAY



SHOWER ROOM 2' 10" x 5' (0.86m x 1.52m)

BEDROOM 13' 3" x 8' (4.04m x 2.44m)

BEDROOM ONE 10' 5" x 11' 10" (3.18m x 3.61m)

BATHROOM 5' 11" x 8' (1.8m x 2.44m)

STORAGE AREA 17' 11" x 12' (5.46m x 3.66m)

FIRST FLOOR

LIVING ROOM 18' x 11' 9" (5.49m x 3.58m)



DINING ROOM 9' 11" x 11' 6" (3.02m x 3.51m)

KITCHEN 10' 5" x 11' 4" (3.18m x 3.45m)

UTILITY ROOM 5' 11" x 9' 1" (1.8m x 2.77m)

BEDROOM 9' 5" x 11' 4" (2.87m x 3.45m)

WC

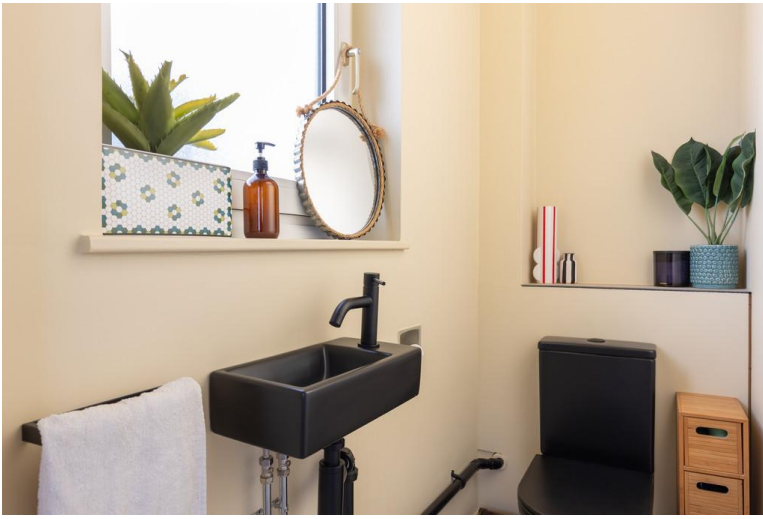
LOCAL INFORMATION WALTON LE DALE is a large village in the borough of South Ribble, in Lancashire. It lies on the south bank of the River Ribble, opposite the city of Preston. Catering for all buyers, it boasts reputable schools, transport links and motorway networks for those who want amenities with the Capitol Center retail park right on your doorstep. The Walton-le-Dale loop provides scenic walking along the Old Tram Road and River Darwen whilst the Guild Wheel and Brockholes Nature Reserve are just a short distance away.



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Approximate total area⁽¹⁾
121.6 m²
1307 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		