



**Duddle Lane, Walton-Le-Dale, Preston**

**Offers Over £189,950**

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached family home, offering a fantastic opportunity for those seeking a property with scope for modernisation and the chance to truly make it their own. This home is ideal for buyers looking to put their own stamp on a property, with excellent potential to enhance and add value throughout. Situated in the popular residential area of Walton-Le-Dale, the home is conveniently placed close to a wide range of local amenities including supermarkets, schools, cafés and leisure facilities. Preston city centre is just a short drive away, while excellent transport links are easily accessible, including nearby bus routes, train stations such as Preston and Bamber Bridge, and the M6, M61 and M65 motorways, providing straightforward connections to Manchester, Liverpool and beyond.

Entering the home, the entrance hall provides access to the first floor and leads through to the spacious lounge. The lounge is bright and welcoming, benefitting from a large front-facing window that allows natural light to fill the room, alongside an original fireplace that adds a touch of character. The space flows through into the dining room, which features sliding doors overlooking the rear garden, creating a pleasant setting for family dining and entertaining. To the rear of the home is the kitchen, which is well-equipped and offers a great foundation for further modernisation if desired.

Heading upstairs, the first floor comprises two generously sized double bedrooms, both benefitting from built-in wardrobes and drawers, offering ample storage. There is also a third bedroom, ideal for use as a child's room, nursery or home office. Completing this floor is the family bathroom, along with a separate WC, adding practicality for family living.

Externally, the property benefits from a driveway to the front providing off-road parking for multiple vehicles. To the rear, there is a garden featuring a combination of paved patio and lawn areas, all enclosed by fencing, offering a secure space with plenty of potential for landscaping or outdoor enjoyment. Additionally, there is access to the converted garage, which has been transformed into a spacious potential fourth bedroom complete with its own en suite, providing flexible accommodation for guests, older children or working from home. This property presents an exciting renovation opportunity in a well-connected and desirable location, perfect for families looking to create a home tailored to their own tastes.







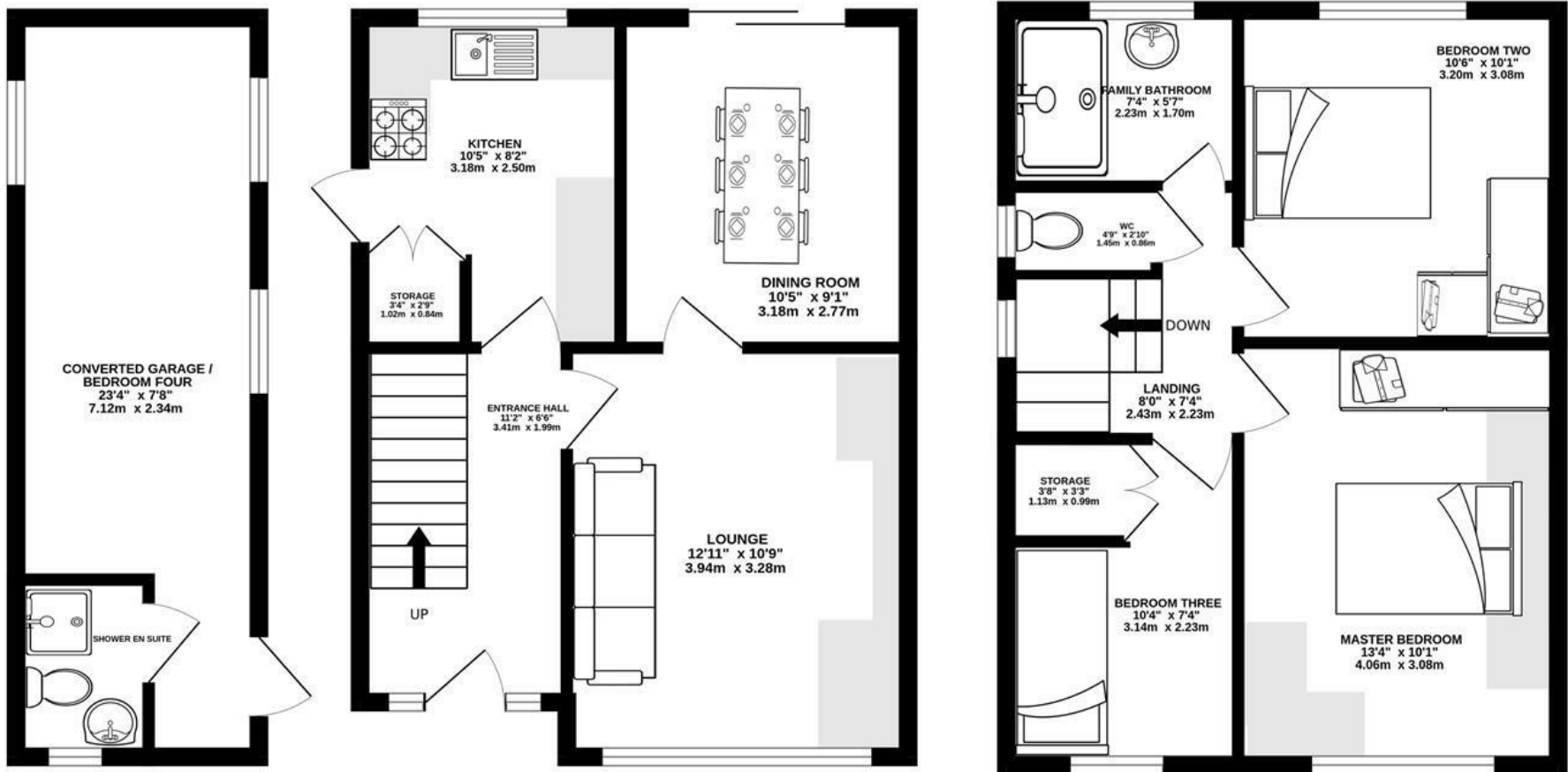






GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

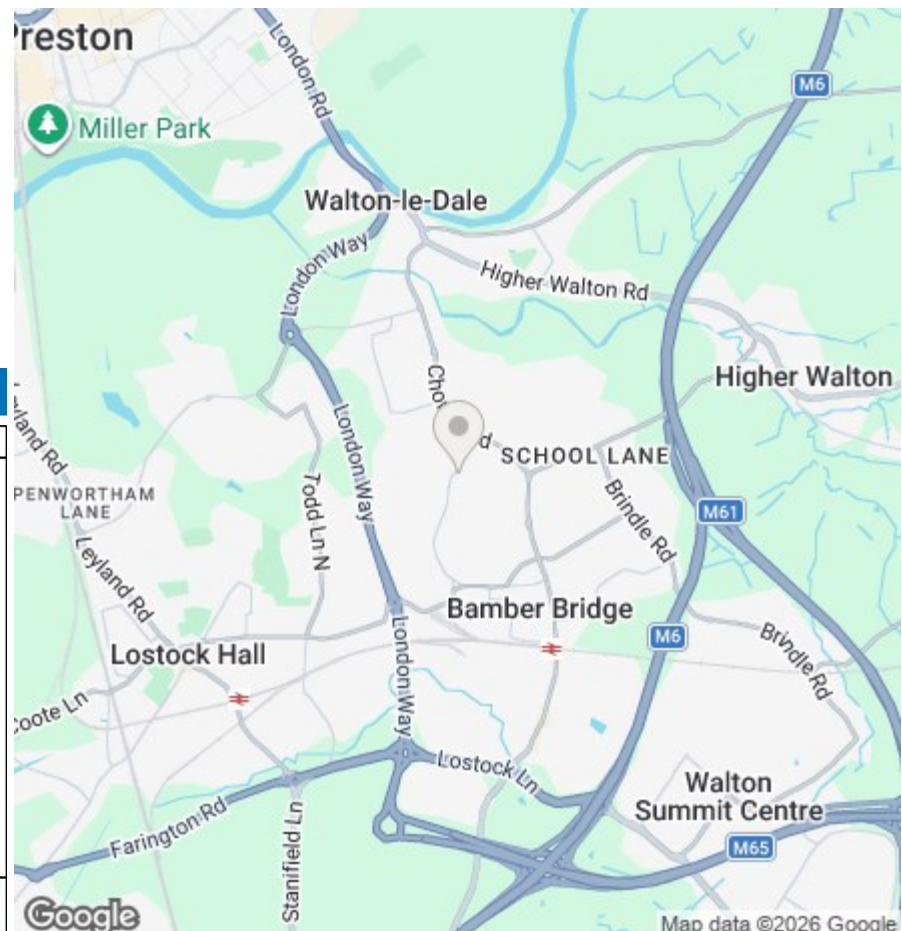


TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

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>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	