



Danesway, Walton-Le-Dale, Preston

Offers Over £219,950

Ben Rose Estate Agents are pleased to present to market this spacious three-/four-bedroom detached family home, ideally located in the heart of Walton-le-Dale and offered with no onward chain. The property is perfectly positioned just a short drive from Preston City Centre and is surrounded by excellent local schools, supermarkets, and everyday amenities. There are also fantastic travel links available via nearby bus and train stations, along with easy access to the M6 and M61 motorways, making this an ideal location for commuters.

Stepping into the property through the entrance porch, you are welcomed into the main hallway where a staircase leads to the upper level. To the right, you will find the open-plan lounge/diner. The lounge features a central fireplace and a large window overlooking the front aspect, while the dining area provides ample space for a family dining table and benefits from sliding patio doors leading through to the family room at the rear.

The bright family room offers versatile additional living space, ideal as a playroom/ or an additional sitting room/fourth bedroom/study and enjoys pleasant views over the garden. A door leads through to a convenient wet room including shower, WC and washbasin at the rear of the property. Moving back through the hallway, you will discover the kitchen which offers ample storage and space for freestanding appliances and provides access to the wet room and the garden.

Moving upstairs, there are three well-proportioned bedrooms, with the master bedroom and bedroom three benefiting from fitted storage. A three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front is a lawned garden alongside a private driveway providing off-road parking for one vehicle and leading to the attached single garage. To the rear is a generously sized garden featuring a well-maintained lawn, flagged patio area.

Early viewing is highly recommended to avoid disappointment.







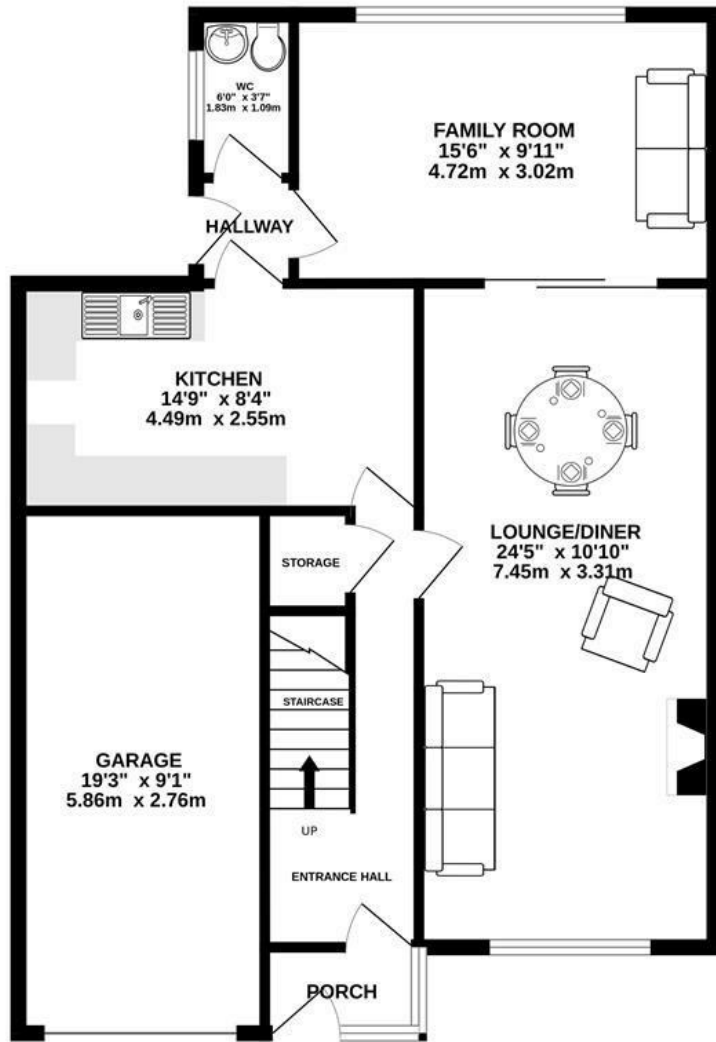




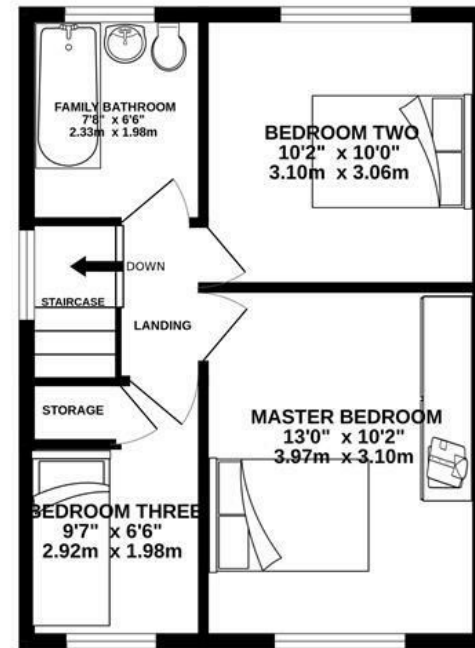


BEN ROSE

GROUND FLOOR
855 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 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		62	73
(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			
England & Wales	EU Directive 2002/91/EC		

