



## Hennel Lane, Walton-Le-Dale

**Offers Over £165,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached property situated in the sought-after area of Walton-Le-Dale. Ideal for first-time buyers, this charming home offers spacious accommodation throughout and a lovely private garden, making it perfect for those looking to take their first step onto the property ladder. The property has also benefited from some modernisation, including new windows fitted throughout, new external doors throughout (with the exception of the front door), and the addition of a Nest smart thermostat for enhanced comfort and energy efficiency. The property enjoys a convenient location close to a wide range of local shops, supermarkets, schools and everyday amenities, whilst Preston city centre and the popular Capitol Centre retail park are both only a short distance away. Excellent transport links are available nearby, including regular bus routes, easy access to the M6, M61 and M65 motorways, and nearby train stations at Preston and Bamber Bridge, providing direct connections to surrounding towns, cities and beyond.

Upon entering the home, you are welcomed into a vestibule entrance with access to the staircase. From here, you step into the spacious front lounge, a bright and inviting room featuring a beautiful bay window and a feature fireplace that creates a warm focal point. The lounge flows through to the kitchen/diner positioned at the rear of the property. This generous space is fitted with solid oak worktops, an integrated oven and induction hob, whilst also providing ample room for a family dining table. The kitchen benefits from direct access to the rear garden, making it ideal for both everyday living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation for couples, young families or those working from home. The principal bedroom benefits from fitted wardrobes, offering excellent storage space. Completing the first-floor accommodation is the three-piece family bathroom, fitted with a bath featuring an over-the-bath shower, wash basin and WC.

Externally, the property continues to impress. To the front is a driveway providing off-road parking for up to two vehicles. To the rear, a lovely enclosed garden offers an excellent outdoor space for both relaxation and family life. A seating area leads onto a generous lawn, whilst the garage is conveniently positioned within the garden. Beyond the garage is a dedicated children's play area, and mature tall hedging provides a good degree of privacy throughout. Combining modern upgrades, spacious living accommodation, a desirable location and a fantastic garden, this is a wonderful opportunity for first-time buyers looking for a home they can move straight into.





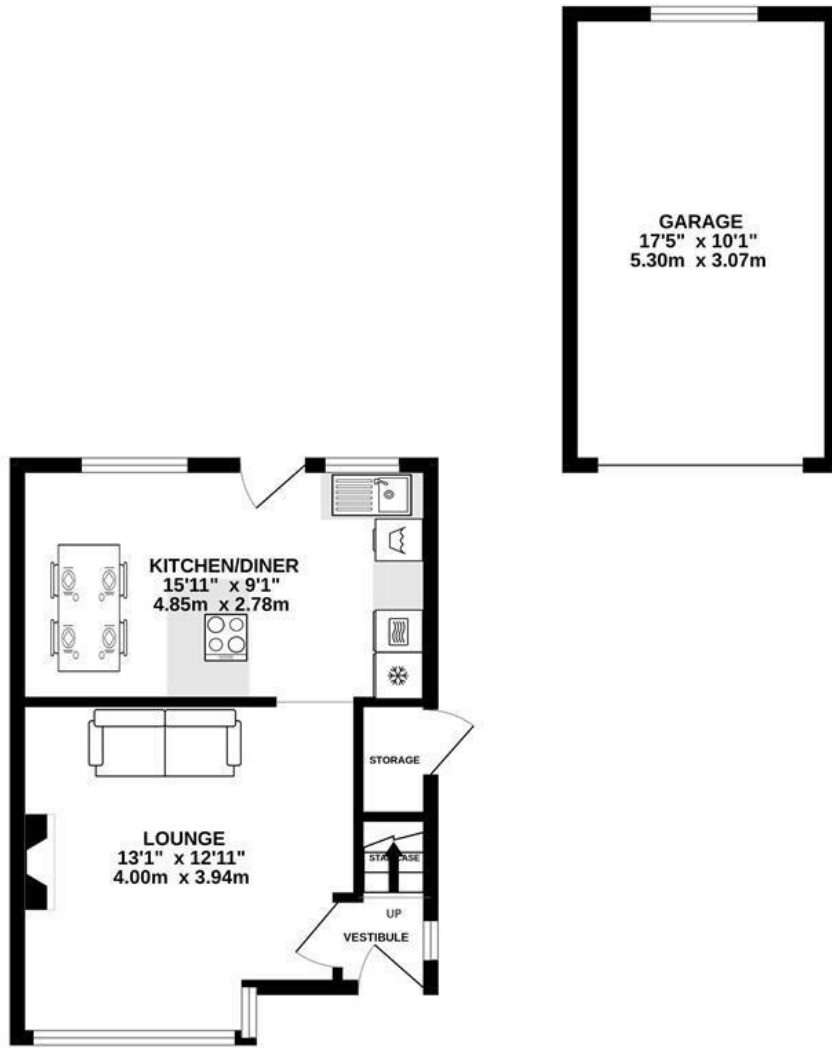








GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.

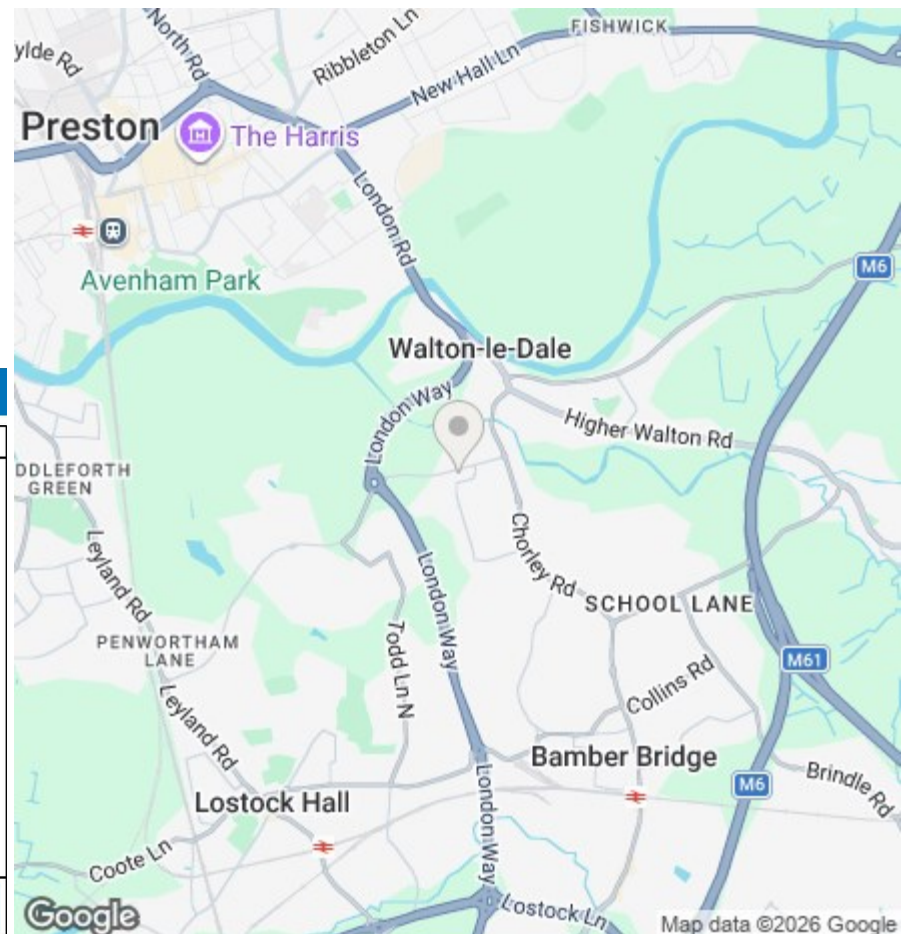


TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

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		
	69	85
<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	