



**SWITCH**  
ESTATE AGENTS



61 Marlborough Drive, Walton-Le-Dale, Preston, PR5 4QU

**£350,000**

- Three-bedroom detached property situated on a substantial plot
- Backing onto woodland for privacy and outlook
- Second reception room & additional office/snug
- Three generous double bedrooms, Master bedroom with bay window & fitted wardrobes
- Off-road parking for multiple vehicles and Garage
- Large rear garden plus additional side gardens
- Spacious living room with bay window & log burner
- Modern kitchen with integrated appliances with handleless, soft-close units with breakfast bar & larder
- Four-piece family bathroom suite
- Huge potential for extension or further development (STPP), Viewing highly recommended

# 61 Marlborough Drive, Preston PR5 4QU

A rare opportunity to acquire this three-bedroom detached home set on a substantial plot in a highly desirable area of Walton-Le-Dale. Offering generous internal space, multiple reception rooms, and exceptional outdoor space, this property is perfect for families and buyers looking for a home with huge potential.

Internally, the property opens into a welcoming hallway leading to a spacious main living room, complete with a charming bay window, feature log burner, and patio doors opening onto the rear garden, creating a perfect space for both relaxing and entertaining.

The home also benefits from a second reception room, ideal as a formal dining room, which flows through into a versatile additional space—perfect for a home office or snug—also featuring patio doors with direct access to the garden.

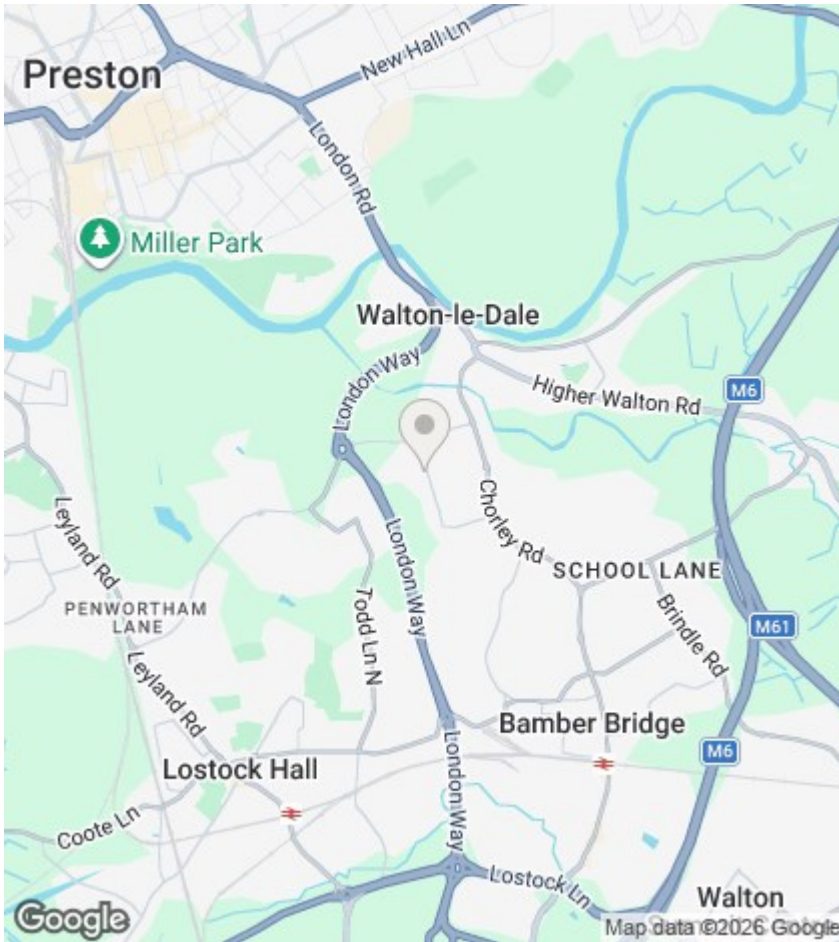
The modern fitted kitchen is finished to a high standard, boasting integrated appliances including a dishwasher, double oven, and microwave, along with handleless, soft-close cabinetry, a stylish breakfast bar, and a useful larder cupboard.



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	