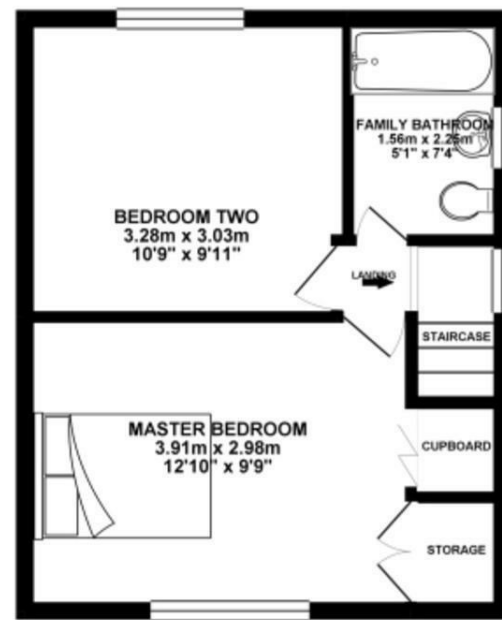
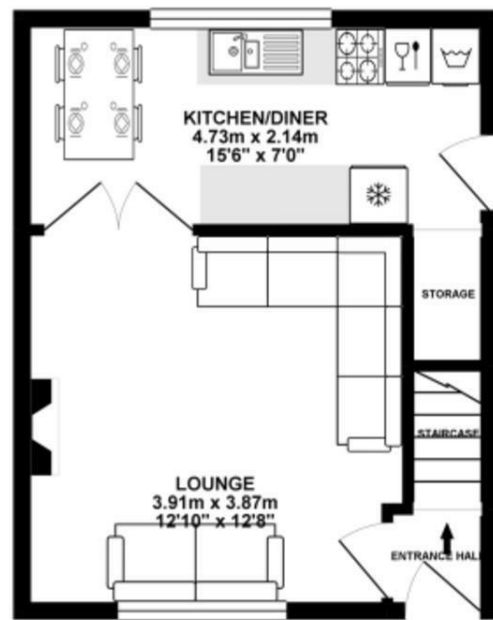


GROUND FLOOR 28.43 sq. m.
(306.00 sq. ft.)

1ST FLOOR 29.06 sq. m.
(312.79 sq. ft.)



TOTAL FLOOR AREA : 57.49 sq. m. (618.80 sq. ft.) 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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Allerton Road, Walton-Le-Dale, Preston

Offers Over £130,000

Ben Rose Estate Agents are pleased to present to market this delightful, two bedroom, semi-detached property on a sought after residential estate in Walton-Le-Dale. This would be an ideal home for a first time buyer looking to get onto the property ladder. The property is situated only a short drive to Preston city centre and is surrounded by superb local schools, shops and amenities, such as the Capitol Centre Retail park. There is also fantastic travel links via nearby bus routes, train stations and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall. This then leads straight into the family lounge that features a traditional fireplace and space for a corner settee. The kitchen/diner is then accessed via the French doors and features an integral hob/oven, as well as space for other freestanding appliances to be fitted. There is also enough space for a family dining table and access to both the under-stair storage and to the drive.

Moving upstairs, you'll find two double bedrooms with the master benefiting from integrated storage and bedroom two having skyline views to the rear of the city of Preston and the Forest of Bowland. You'll also find the three piece family bathroom on this floor with an over the bath shower. The property benefits from gas central heating throughout with the boiler found in bedroom one.

Externally, to the front of the property is a lawned front garden, lined with tall mature hedging. The driveway is also located here and has enough room for up to two cars. To the rear is a generously sized garden that features a lawn, decked patio area, shed space and plenty of room for growing fruits and vegetables.



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
	85
68	

Environmental Impact (CO ₂) Rating	
Current	Potential

