



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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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Oakwood Avenue, Walton-Le-Dale, PrestonOffers Over £135,000

Ben Rose Estate Agents are pleased to present to market this three bedroom, semi detached property in a sought after area of Walton Le Dale. This would make an ideal family home or for a first time buyer looking to get onto the property ladder. The property is ideally placed only a short drive into Preston City Centre and is surrounded by superb local schools, including being within a short walking distance to St. Patricks Primary school, and is also close to local shops and amenities. There is also fantastic travel links via the nearby train station and the nearby 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 porch where you'll find the under stair storage and access to the lounge. The lounge sits to the front of the home and receives ample light, from the front, whilst compromising of a feature fireplace and access to the kitchen. Moving towards the rear, the kitchen, in need of some modernisation provides ample worktops and plenty of room for freestanding appliances to be fitted. Just off here you'll find the downstairs WC, and a storage room along with access to the rear garden.

Moving upstairs, you'll find three good-sized bedrooms, two large enough to comfortably fit double beds. Also on this floor is an additional storage room, lying above the shared ginnel, and the three piece family bathroom with over the bath shower.

Externally, the property lies on a quiet cul de sac and offers a drive for one car , with the potential to extend for two. To the rear is a good sized garden, primarily lawned throughout, offering plenty of space for outdoor seating and storage needs.

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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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	



