



## **Bannister Hall Lane, Higher Walton, Preston**

**Offers Over £215,000**

Ben Rose Estate Agents are delighted to bring to market this charming Two-bedroom semi-detached bungalow, nestled at the end of a quiet street in the highly sought-after area of Higher Walton. Offering spacious and versatile living throughout, the property boasts a beautiful rear view, ample driveway parking, and a detached garage. It benefits from extensive renovations including but not limited to a full rewire, new roof, kitchen and bathroom. The home also benefits from excellent travel links with the M6 and M65 motorways nearby, and Bamber Bridge train station, as well as the town's other amenities, including shops, schools, and parks, are all within easy reach, making this an ideal setting for families and commuters alike.

Upon entering the home, you are welcomed into a spacious entrance hall that sets the tone for the rest of the property. Ahead, the generous lounge features double patio doors and offers lovely views and access to the rear garden as is complimented by a modern fireplace. The lounge flows seamlessly into the front facing dining room, offering ample space for a dining table as well as having its own modern fireplace. Returning through the hall, you will find the well-appointed modern kitchen, fitted with a range of wall and base units, offering plenty of storage space. There is room for freestanding appliances alongside integrated features, including a hob, oven, washing machine and fridge freezer. A door from the kitchen provides additional access to the rear garden.

The property's main bathroom is a stylish three-piece suite complete with a large walk-in shower, and there is a useful storage cupboard off the hall. The home offers two bedrooms in total which are both comfortable doubles. Bedroom two has access to the practical loft storage adding extra versatility to the top floor.

Externally, the property features a large driveway at the front, providing off-road parking for several cars and a caravan. complimented by a neatly kept lawn. The driveway spans along the side of the home leading to a large detached garage. To the rear, a generous wrap-around garden awaits, not overlooked, and thoughtfully laid out with a mix of paving and lawn, and looks over a picturesque field with a large oak tree. The sound of birds as you relax in the sun makes this area truly relaxing.

The home offers versatile rooms throughout and excellent surroundings, making it a rare and exciting opportunity for any discerning buyer.

























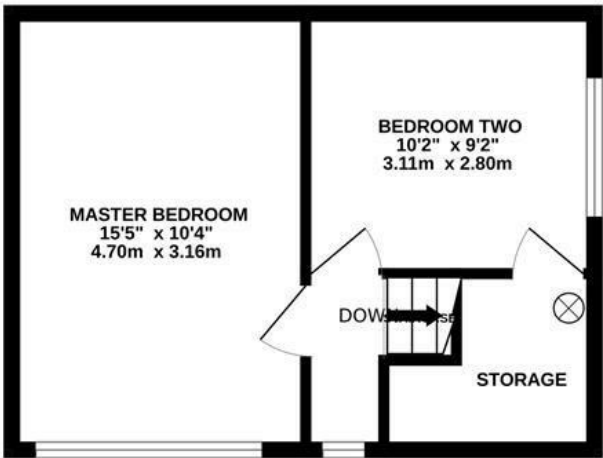


# BEN ROSE

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.




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



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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>                          | <b>64</b> | <b>84</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 |           |  |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                            |
| England & Wales                                     |         | EU Directive<br>2002/91/EC |

