



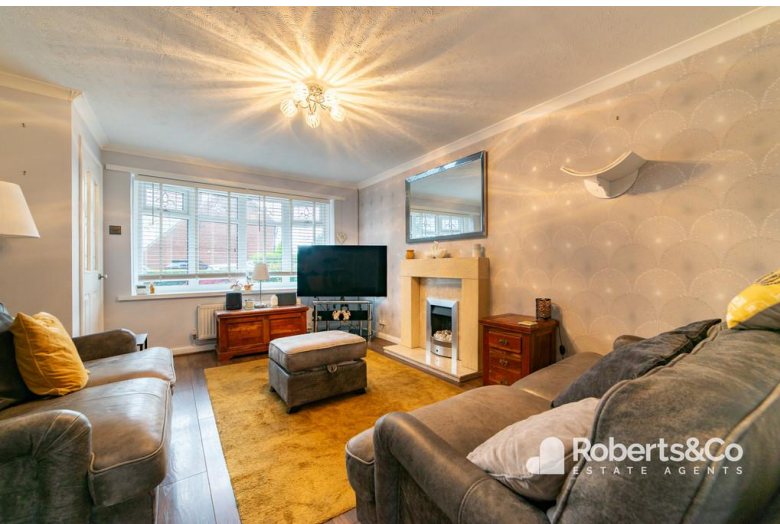
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Bannister Hall Drive
Higher Walton

- **3 Bedroom Family Home**
- **Quiet Rural Area**
- **Extended Ground Floor**
- **2 Reception Rooms**

For Sale £179,950
EPC Rating 'D'



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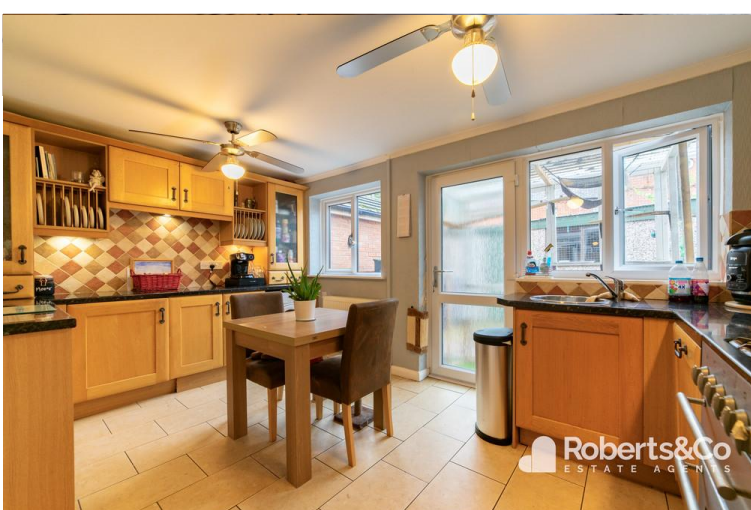
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Property Description

Situated on the corner plot of Bannister Hall Lane and Banister Hall Drive, this lovely 3-bedroom property boasts an idyllic location in a quiet rural area. The generous garden wraps around the house, driveway, and a detached garage provides ample storage space. With recent upgrades, including a new roof and a new boiler, this property is a gem ready to be called your own.

Head into the home, the living room is a spacious haven, providing ample room for relaxation and entertainment. The focal point of this room is the cosy gas fire, which not only adds a touch of elegance but also serves as the perfect centre piece for chilly evenings.

The heart of any home, the kitchen, has been carefully designed to meet your every need. It's not just a place to prepare meals; it's a space where culinary creativity can flourish. The range cooker allows you to experiment with a variety of dishes, and the integrated appliances, including the dishwasher, washing





machine, fridge, and freezer, make daily chores a breeze. Whether you're an aspiring chef or just enjoy a good home-cooked meal, this kitchen will cater to your culinary desires.

There is also a second reception room, which could be used as a playroom, study or even a teenage den.

Upstairs, you'll find three generously sized bedrooms, offering versatility for various lifestyles. The two double bedrooms provide ample space for a growing family or the option for a guest room/home office setup. The single bedroom can serve as a cosy nursery or a dedicated workspace, allowing you to adapt the space to your specific needs. No matter how you choose to utilize these rooms, they offer comfort and privacy for every member of the household. And a three-piece family bathroom for your convenience.

The garden surrounding the property is a true gem. Its wrap-around design enhances the outdoor living experience, allowing you to enjoy the outdoors from different vantage points. The low-maintenance aspect means you can spend more time enjoying your garden rather than tending to it.



LOCAL INFORMATION

Higher Walton is a popular village in South Ribble, Lancashire. Being on the old road between Blackburn and Preston where it crosses the River Darwen. Surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby train station and the nearby M6 and M61 motorway.



HALLWAY

LIVING ROOM

14' 5" x 11' 5" (4.39m x 3.48m)

RECEPTION ROOM

9' 11" x 10' 8" (3.02m x 3.25m)

BREAKFAST KITCHEN

9' 6" x 14' 8" (2.9m x 4.47m)

LANDING

BEDROOM ONE

14' 8" x 8' 5" (4.47m x 2.57m)

BEDROOM TWO

9' 8" x 7' 10" (2.95m x 2.39m)

BEDROOM THREE

9' 9" x 5' 11" (2.97m x 1.8m)

BATHROOM

5' 6" x 6' 3" (1.68m x 1.91m)

OUTSIDE





GARAGE

8' 6" x 15' 10" (2.59m x 4.83m)

We are informed this property is Council Tax Band B
For further information please check the Government Website

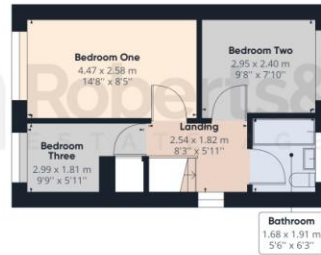
Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor Building 1



Floor 1 Building 1



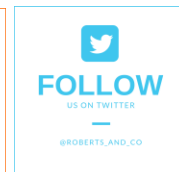
Ground Floor Building 2

Approximate total area^m
89.68 m²
965.35 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements