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Higher Walton Road  
Walton Le Dale

- **3 Bedroom Detached Family Home**
- **2 Reception Rooms and Conservatory**
- **Overlooks Cricket Field**
- **Fitted Kitchen and Dining Room**

**For Sale £350,000**  
EPC Rating 'D'



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## Property Description

This is an exceptional chance to purchase a spacious 3-bedroom detached home with a stunning open view at the back. The property offers plenty of room, featuring two reception rooms, a kitchen with dining space, a conservatory, a utility room, three double bedrooms, a double garage, a driveway, and a wrap-around garden. This delightful house provides a perfect mix of comfort and flexibility.

Step into the welcoming entrance hall, where a handy cloakroom offers convenient storage.

The front reception room is bright and airy, thanks to a large bay window. Elegant double doors connect this space to the rear reception room, creating a seamless flow.

The back reception room is spacious, with an electric fireplace and a sizable understairs closet for additional storage. French doors open to the garden, making it easy to enjoy the outdoors.



The adjoining conservatory is ideal for unwinding, with pleasant garden views.

The kitchen includes an electric double oven, providing plenty of capacity for cooking meals and accommodating larger gatherings. The adjoining dining room serves as a comfortable space for the family to eat together and share time.

Additionally, there's a shower room on the ground floor, offering convenient facilities without the need to go upstairs.

Upstairs, you'll find three double bedrooms. The main bedroom overlooks the cricket field through a bay window and has built-in wardrobes for generous storage. The second bedroom also features a bay window, fitted wardrobes, and a built-in sink. The third bedroom is a cozy double room. The 4-piece family bathroom includes a boiler cupboard for extra storage.

Outside, the wrap-around garden is beautifully landscaped with an Indian stone patio, perfect for alfresco dining and entertaining.

The double garage has an electric up-and-over door and a workshop area at the back.

The block-paved driveway at the front provides ample parking.

Located in a sought-after neighbourhood with a beautiful open view at the back, this property is close to local amenities, schools, and transport links, making it an excellent option for families or anyone seeking a peaceful home with convenient city access.

#### LOCAL INFORMATION

WALTON LE DALE is a large village in the borough of South Ribble, in Lancashire. It lies on the south bank of the River Ribble, opposite the city of Preston. Catering for all buyers, it boasts reputable schools, transport links and motorway networks for those who want amenities with the Capitol Center retail park right on your doorstep. The Walton-le-Dale loop provides scenic walking along the Old Tram Road and River Darwen whilst the Guild Wheel and Brockholes Nature Reserve are just a short distance away.

#### HALLWAY

#### FRONT RECEPTION ROOM

13' 4" x 13' 11" (4.06m x 4.24m)

#### RECEPTION ROOM

14' 10" x 12' 4" (4.52m x 3.76m)

#### CONSERVATORY

8' 8" x 9' 10" (2.64m x 3m)





#### KITCHEN

13' 2" x 11' (4.01m x 3.35m)

#### DINING ROOM

10' 8" x 10' 11" (3.25m x 3.33m)

#### UTILITY ROOM

5' 9" x 5' 7" (1.75m x 1.7m)

#### LANDING

#### BEDROOM ONE

14' 9" x 12' 6" (4.5m x 3.81m)

#### BEDROOM TWO

13' 5" x 13' 11" (4.09m x 4.24m)

#### BEDROOM THREE

8' 4" x 9' 4" (2.54m x 2.84m)

#### BATHROOM

7' 8" x 10' 10" (2.34m x 3.3m)

#### OUTSIDE

#### DOUBLE GARAGE

21' 0" x 13' 0" (6.4m x 3.96m)

We are informed this property is Council Tax Band E  
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 746100 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<sup>(1)</sup>

176.08 m<sup>2</sup>

1895.27 ft<sup>2</sup>

Reduced headroom

0.42 m<sup>2</sup>

4.55 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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	67 D	
39-54	E		
21-38	F		
1-20	G		

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