BEN ROSE



Coniston Drive, Walton-Le-Dale, Preston

Guide Price £135,000

Ben Rose Estate Agents are pleased to present to market this two-bedroom semi-detached bungalow, located in the highly sought-after area of Walton-le-Dale. This property is in need of some modernisation but offers an excellent opportunity for those looking to update and personalise a home to their own taste, making it an ideal choice for first-time buyers, downsizers, or investors alike.

Situated in a quiet residential area, a range of local amenities can be found close by, including supermarkets, schools, cafés, and leisure facilities, with Preston city centre just a short drive away. Excellent transport links are also on hand, with regular bus routes nearby, easy access to the A6 road and A59 road, and convenient connections to the M6 motorway and M65 motorway, making this an ideal location for commuters.

Stepping into the property, you will find yourself in the welcoming entrance hallway which provides access to all of the home's rooms. Directly ahead is the spacious lounge, featuring a central fireplace and a large window overlooking the front aspect. Continuing through, you will enter the extended kitchen/diner. The kitchen offers ample storage along with space for freestanding appliances and flows seamlessly into the dining area, which provides plenty of space for a family dining table and benefits from a single door leading out to the rear garden.

Moving back through the hallway, you will find two well-proportioned double bedrooms along with a three-piece family bathroom featuring an over-the-bath shower.

Externally, the home boasts a sizeable driveway at the front providing off-road parking for multiple vehicles. The driveway extends to the side of the property and leads to a detached single garage. The garage is equipped with power and lighting and is accessed via an up-and-over door from the front, with an additional single door providing access from the rear garden.

The rear garden is generously sized and consists of a lawn area along with a flagged patio, offering excellent potential for outdoor enjoyment.

Early viewing is highly recommended to avoid potential disappointment.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.
Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.









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MAIN

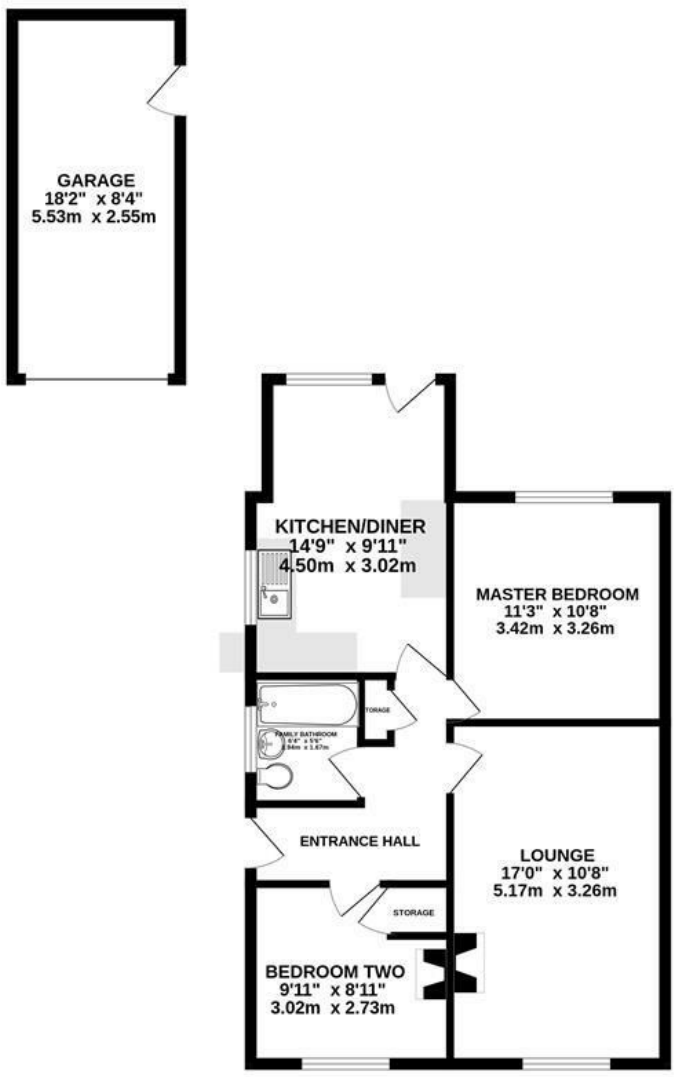






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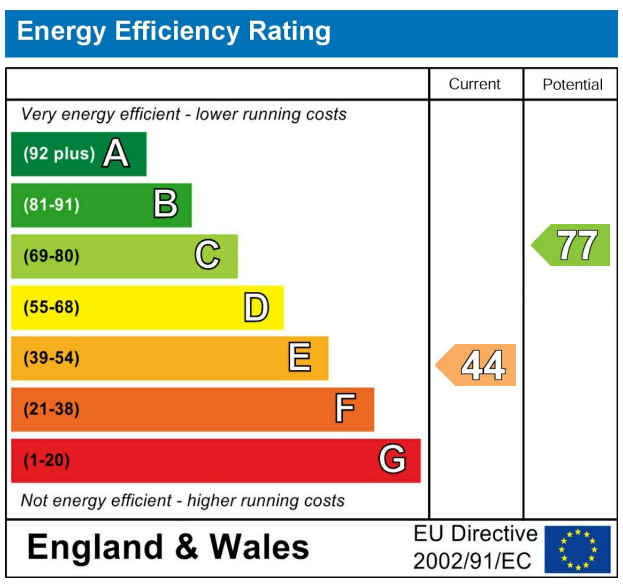
GROUND FLOOR
778 sq.ft. (72.2 sq.m.) approx.

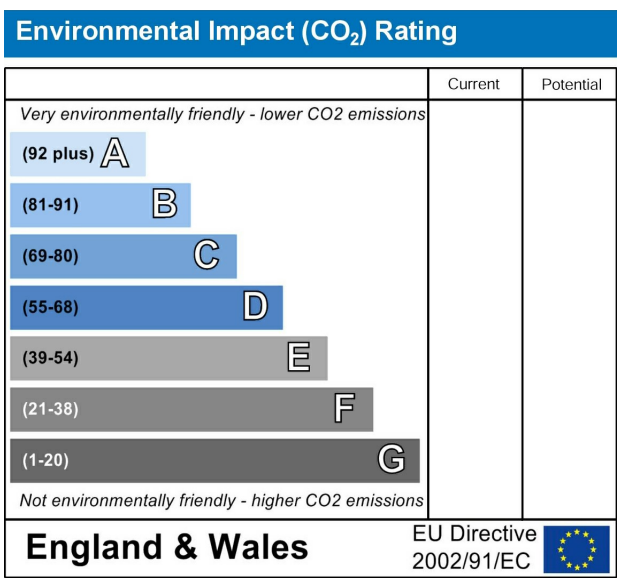


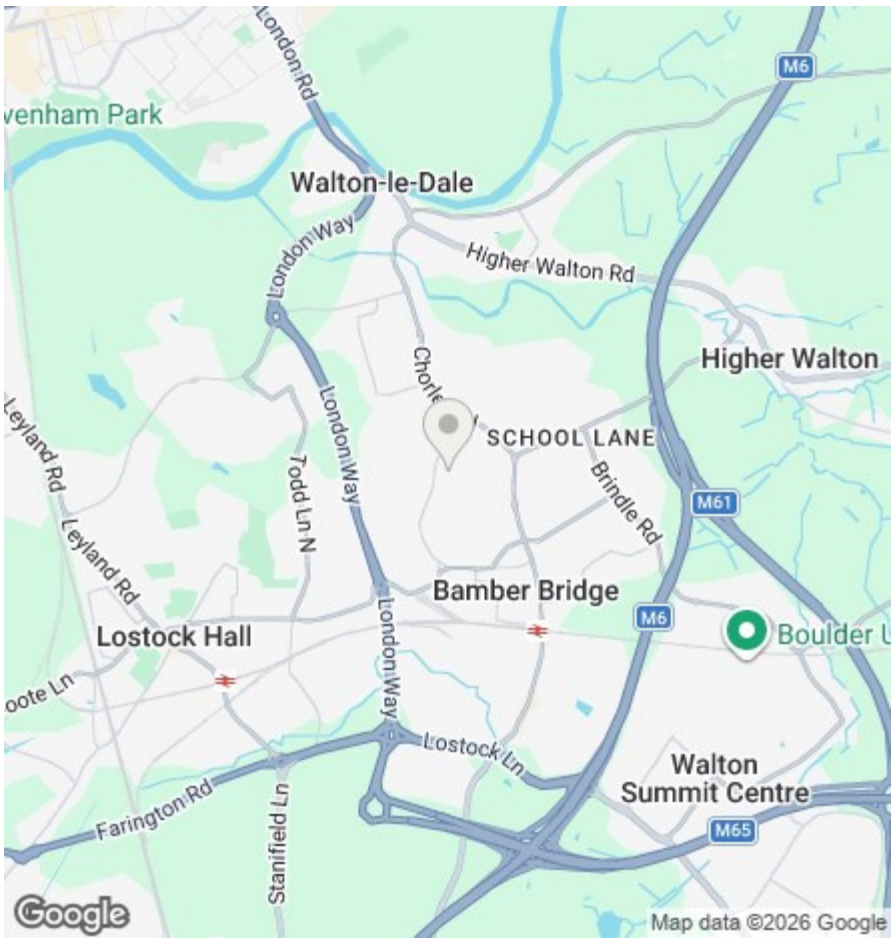
TOTAL FLOOR AREA : 778 sq.ft. (72.2 sq.m.) approx.

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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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.







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