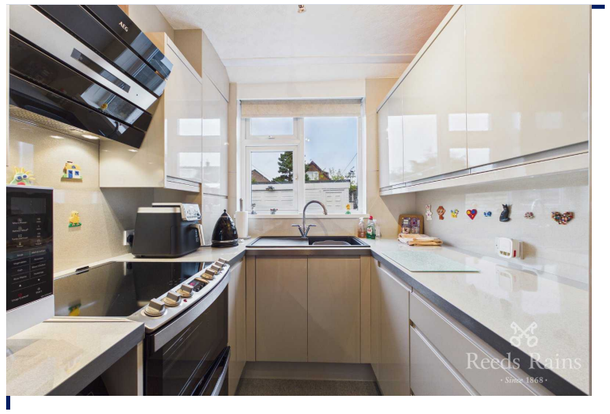
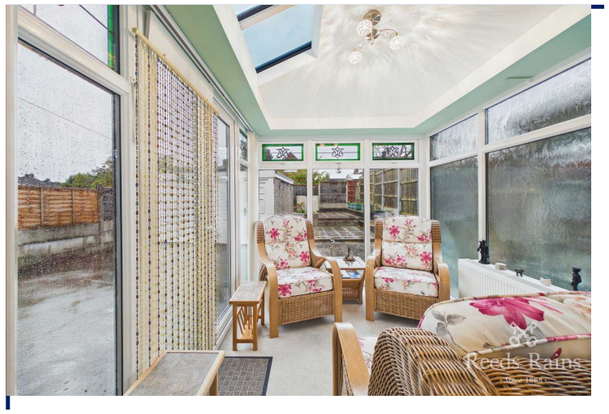
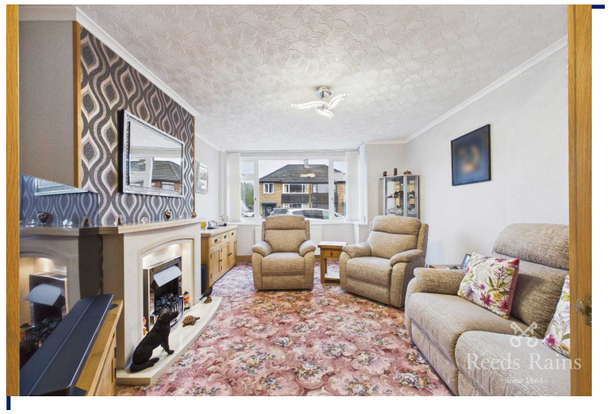
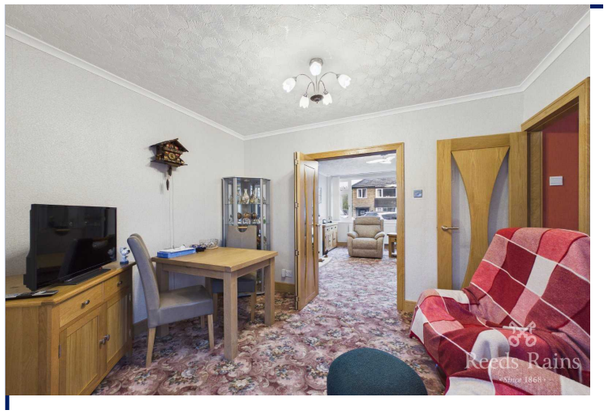


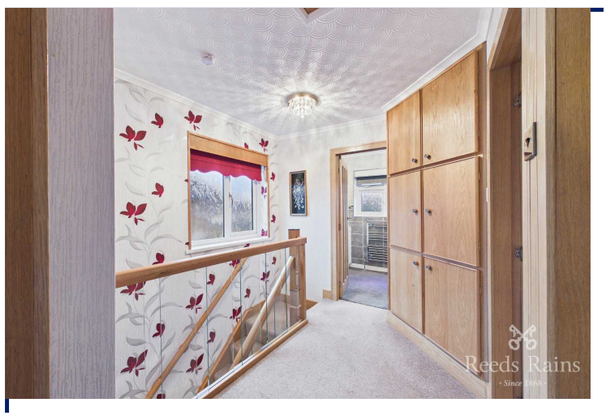


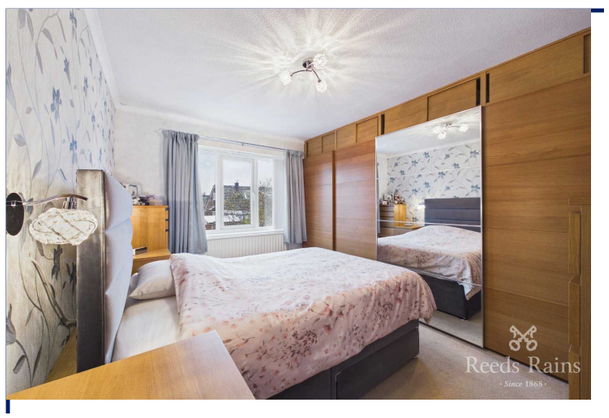












Severn Drive, Walton-le-Dale,
Preston, Lancashire, PR5

Offers Over: £225,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Severn Drive, Walton-le-Dale, Preston, Lancashire, PR5

Offers Over: £225,000 Freehold

Council Tax Band: C
EPC Rating: C

Positioned in a highly desirable area of Walton-le-Dale, this attractive three-bedroom semi-detached home combines traditional character with versatile living accommodation, generous driveway parking and a detached garage. With a bay-fronted lounge, separate dining room, bright sunroom and low-maintenance gardens, this is a home with plenty to offer both inside and out.

The care and attention given to the property are evident throughout. Decorative ceiling coving, coordinated finishes and...

Entrance Hall
5'10" x 13'2" (1.78m x 4.01m)
A welcoming entrance with decorative glazing to the front door, wood-effect flooring and a staircase leading to the first floor. An inviting introduction to this carefully maintained home.

Lounge
12'6" x 14'10" (3.8m x 4.52m)
A generously proportioned reception room featuring a broad front-facing bay window that brings in plenty of natural light. Decorative ceiling coving and a feature fireplace add character, while an opening through to the dining room creates a sociable flow between the living spaces.

Dining Room
11'5" x 8'11" (3.48m x 2.72m)
Positioned between the lounge and sunroom, this versatile reception room offers space for family dining and entertaining. Alternatively, it makes a comfortable second sitting room, with glazed doors connecting it to the sunroom.

Kitchen
6'10" x 10'5" (2.08m x 3.18m)
Fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks. A built-in oven, hob and extractor provide cooking facilities, while a window above the sink brings in natural light. An external door offers convenient access to the side of the property.

Sun Room
7'9" x 9'6" (2.36m x 2.9m)
A delightful additional reception space with glazing on three sides and attractive coloured-glass detailing. Enjoying an outlook over the rear garden, with doors opening onto the outside seating area, this is an inviting spot for a morning coffee or a quiet afternoon.

First Floor

Landing
5'1" x 8'6" (1.55m x 2.6m)
A bright landing with a side-facing window, providing access to all three bedrooms, family bathroom and bespoke made storage.

Bedroom
10'5" x 12'2" (3.18m x 3.7m)
An inviting double bedroom with a front-facing window and an extensive range of fitted furniture. Wardrobes and coordinated storage make excellent use of the space, complemented by decorative finishes that create a comfortable setting.

Bedroom
8'5" x 11'11" (2.57m x 3.63m)
A second double bedroom featuring a front-facing bay window and fitted furniture incorporating wardrobes and overhead storage. A well-arranged room with useful storage and plenty of natural light.

Bedroom
8'2" x 7'6" (2.5m x 2.29m)
Overlooking the rear, the third bedroom also benefits from fitted furniture, providing practical storage while maximising the available floor space. A flexible room suited to use as a child's bedroom, guest room or home office.

Family Bathroom
7'11" x 5'6" (2.41m x 1.68m)
A contemporary shower room comprising a walk-in shower enclosure, vanity washbasin with storage beneath and WC. Complementary wall tiling, a heated towel rail and an obscured window complete the room.

External
The care shown inside continues outdoors, with neatly arranged gardens designed for ease of maintenance. To the front, a low brick boundary wall frames a gravelled garden, complementing the property's traditional bay-fronted appearance.

A generous driveway runs alongside the house and opens into a broad hardstanding area to the rear, providing off-road parking and access to the detached garage.

The rear garden offers an appealing combination of paved terraces, gravelled sections and raised planting beds, with space for outdoor furniture, dining and relaxing.



For full EPC please contact the branch.

Fenced boundaries define the garden, while access from the sunroom creates a convenient connection between the indoor and outdoor living spaces.

The detached garage features a vehicle entrance and separate pedestrian door, providing useful parking, storage or space for hobbies.

Agent Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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