

GUILDHALL

SALES & LETTINGS



23 Rosebay Gardens

Higher Walton, Preston, PR5 4BS

Offers Over £390,000



****BACK TO MARKET DUE TO NO FAULT OF THE PROPERTY****

Stunning Four-Bedroom Detached Home in Higher Walton

A beautifully presented, modern four-bedroom detached family home, situated on the sought-after Rosebay Gardens in Higher Walton. This turn-key ready property has been decorated to a high standard throughout, offering a stylish and contemporary living space.

The ground floor features a spacious open-plan kitchen diner, perfect for entertaining, with plenty of natural light and modern fittings. The integral garage provides added convenience, while driveway parking ensures ample space for multiple vehicles.



Ground Floor

- Entrance Hall 14'22 x 6'97 (4.27m x 1.83m)
- WC 6'88 x 3'21 (1.83m x 0.91m)
- Lounge 15'31 x 10'73 (4.57m x 3.05m)
- Kitchen/Diner 21'87 x 11'31 (6.40m x 3.35m)
- Utility 9'43 x 5'33 (2.74m x 1.52m)

First Floor

- Landing 12'32 x 10'61 (3.66m x 3.05m)
- Bedroom One 14'39 x 13'09 (4.27m x 4.19m)
- En-suite 7'99 x 4'50 (2.13m x 1.22m)
- Bedroom Two 12'03 x 11'32 (3.73m x 3.35m)
- En-suite 5'81 x 5'17 (1.52m x 1.52m)
- Bedroom Three 11'75 x 9'21 (3.35m x 2.74m)
- Bedroom Four 11'15 x 9'41 (3.35m x 2.74m)

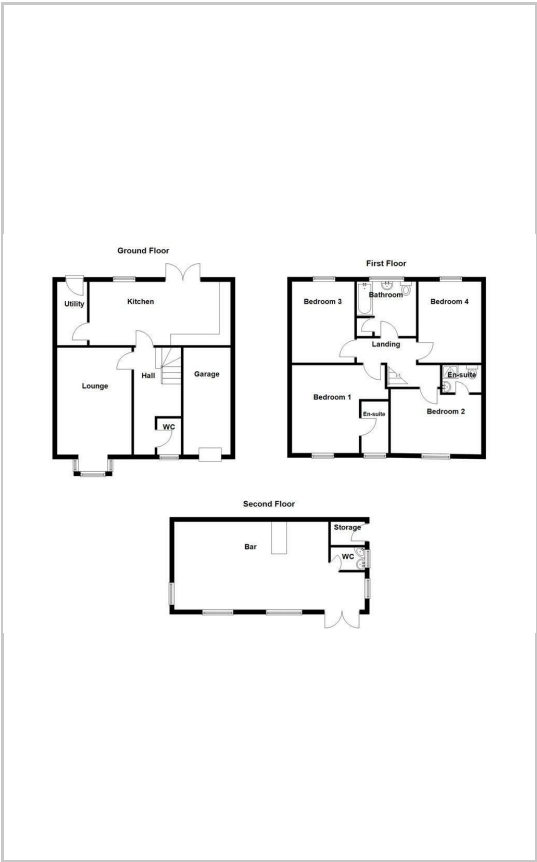
External

- Garage 17'90 x 8'34 (5.18m x 2.44m)
- Bar 27'17 x 12'43 (8.23m x 3.66m)

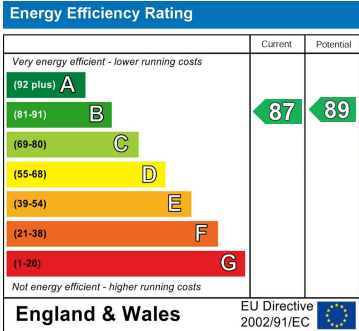
Area Map



Floor Plans



Energy Efficiency Graph



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