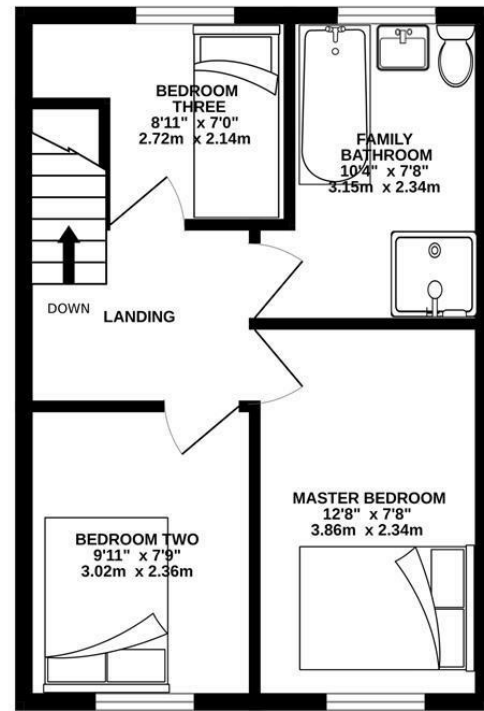




Church Terrace, Higher Walton, Preston

Offers Over £119,950

Upon entering, you're welcomed into a porch that opens directly into the spacious lounge, which features a large front-facing window that fills the room with natural light, along with a central fireplace that adds a cosy focal point. From the lounge, there is access to the kitchen, which offers a generous range of both wall and base units, as well as space for a small dining table or breakfast bar. The kitchen includes a mix of integrated and freestanding appliances and leads out to the rear yard. An open staircase to the first floor is also conveniently located within the kitchen.

The property also benefits from having new double glazed windows and a new combination boiler.

To the rear, the property benefits from an east-facing yard that is fully flagged, offering a private and low-maintenance outdoor space. There is also room for parking at the rear of the property, adding further convenience. The property has also been fitted with a new boiler and windows, adding to the appeal.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		66	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			



