



## Tag Lane, Ingol, Preston

**Offers Over £240,000**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom semi-detached property, situated within the popular residential area of Ingol, Lancashire. Perfect for families, this attractive home offers generous living space both internally and externally and is offered with no onward chain.

Ingol provides a range of excellent local amenities, including well-regarded schools, shops, and parks, while remaining just a short drive from Preston city centre. The area also benefits from superb transport links, with regular bus services and convenient access to Preston train station, making it ideal for commuters. The nearby M55 and M6 motorways further enhance connectivity, offering easy travel across the North West, with Blackpool, Lancaster, and Manchester all within easy reach.

Stepping into the property, you are welcomed into a bright and inviting entrance hallway, where a convenient WC is located, along with a staircase leading to the upper level. To the left, you will find a spacious lounge, featuring a stylish media wall as its focal point and a beautiful bay window overlooking the front aspect, complete with bespoke fitted shutters. Moving through, you enter the dining room, which also benefits from a striking wall-to-wall media feature. This versatile space offers ample room for a large family dining table or can be used as an additional sitting area. Sliding patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Completing the ground floor is the contemporary kitchen, which offers ample storage and worktop space, along with integrated appliances including an oven, hob, dishwasher, and microwave. A single door provides access to the side patio.

Moving upstairs, the property offers three well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, the front of the property features an enclosed gravel driveway with private gated access, providing off-road parking for multiple vehicles. To the rear, there is an impressive and generously sized garden, featuring multiple spacious patio areas, a summer house, and a variety of established plants and trees. The garden also boasts a secluded pergola area with an adjustable louvered canopy, allowing for control of sunlight and ventilation.

The original garage has been thoughtfully converted into a versatile studio space, ideal for use as a gym, home office, or additional storage, alongside a separate workshop area with up-and-over access from the front. The property also uses a septic tank and is not on the main sewerage system.

Early viewing is highly recommended to fully appreciate the space on offer and to avoid any potential disappointment.













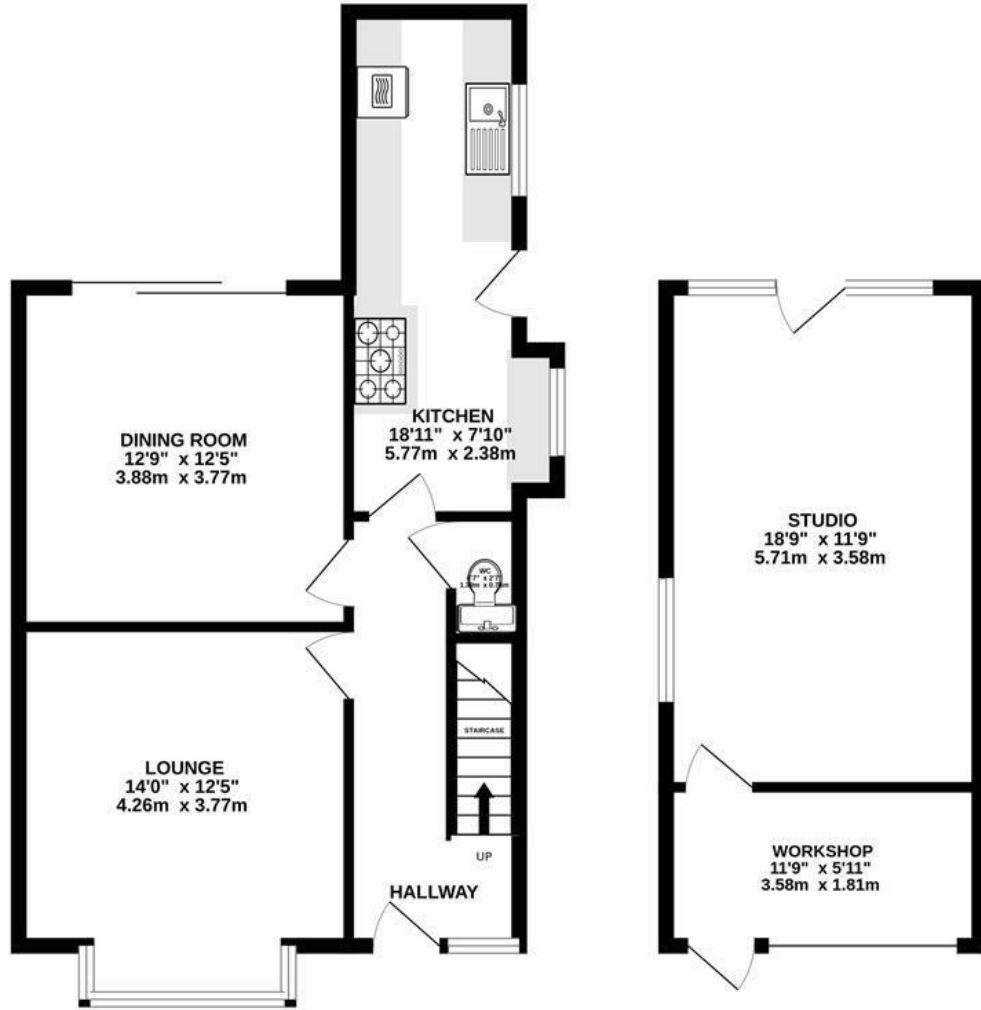




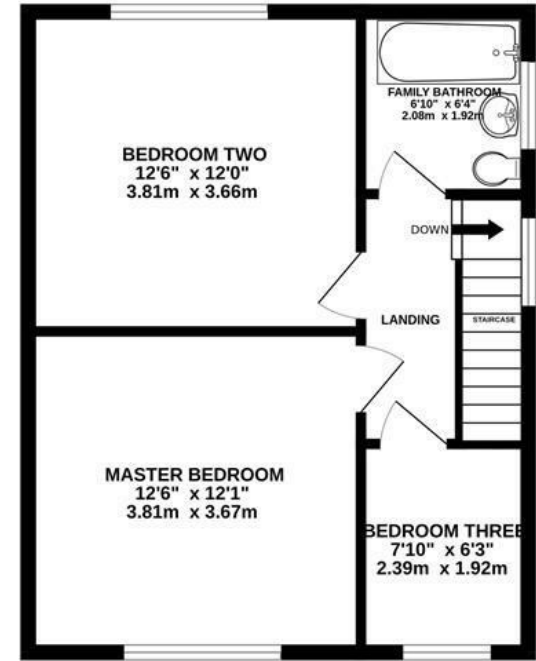




GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.

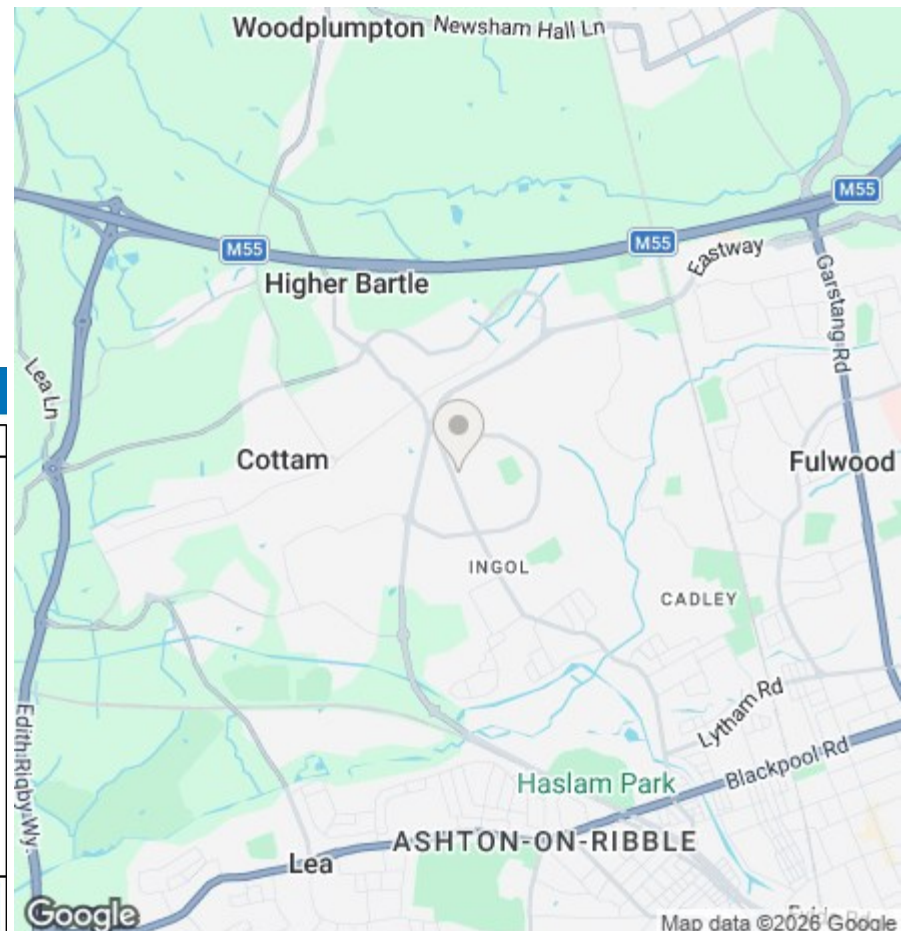


TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.

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.



### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	