BEN ROSE

Round Acre, Samlesbury, Preston **Offers Over £229,950**

Ben Rose Estate Agents are delighted to bring to the market this beautifully presented three-bedroom family home, situated in the sought-after village of Samlesbury. Presented with no onward chain, the property offers a wonderful opportunity for those looking for a peaceful semi-rural setting, whilst also benefiting from excellent potential for future extension. The property also offers strong rental potential, particularly with the ongoing expansion of the nearby aerospace site, making it an appealing option for both homeowners and investors. The home enjoys convenient access to Preston and Blackburn, with superb schools, shops, and amenities within easy reach. Fantastic travel links are also available via the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed into the reception hall, where the staircase leads to the upper level. On the left is the spacious lounge, which features a charming central log burner and a large window overlooking the front aspect. Continuing through, you will enter the open-plan kitchen/diner. This bright and airy space features a contemporary fitted kitchen with integrated appliances including an oven, hob, and dishwasher, as well as a convenient utility cupboard providing additional space for freestanding appliances. There is ample room for a family dining table, while double patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

Moving upstairs, you will find three well-proportioned bedrooms, all benefiting from integrated storage. A stunning three-piece family wet room, with underfloor heating, completes this level.

Externally, to the front is a well-maintained garden alongside a private driveway providing off-road parking. To the rear is an impressively sized garden featuring a flagged patio and spacious lawn, backing directly onto picturesque woodland. This beautiful outdoor space provides a perfect setting for relaxing or entertain

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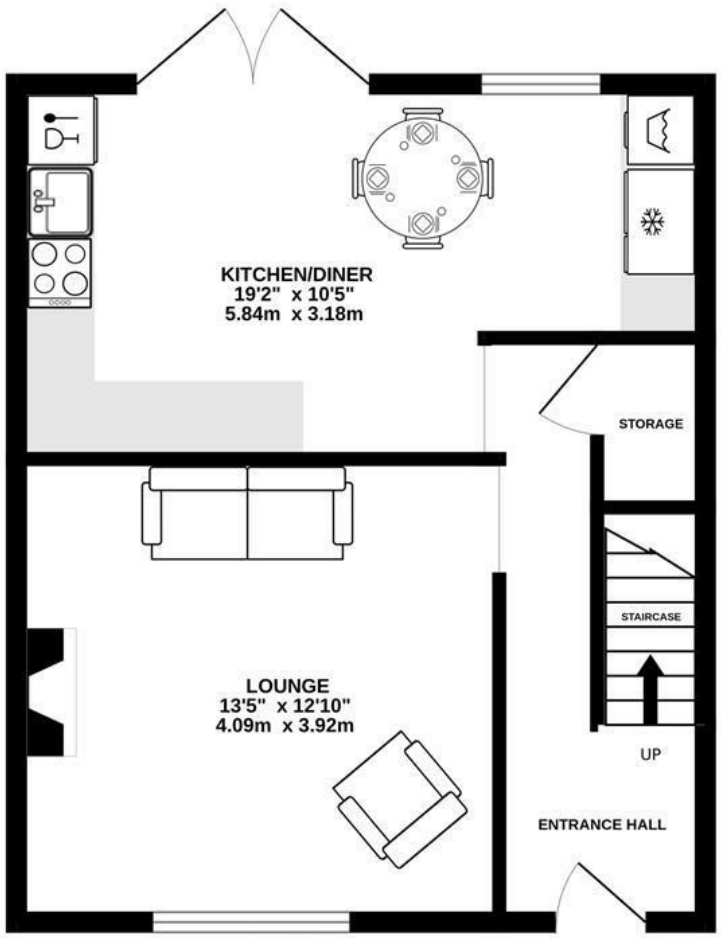
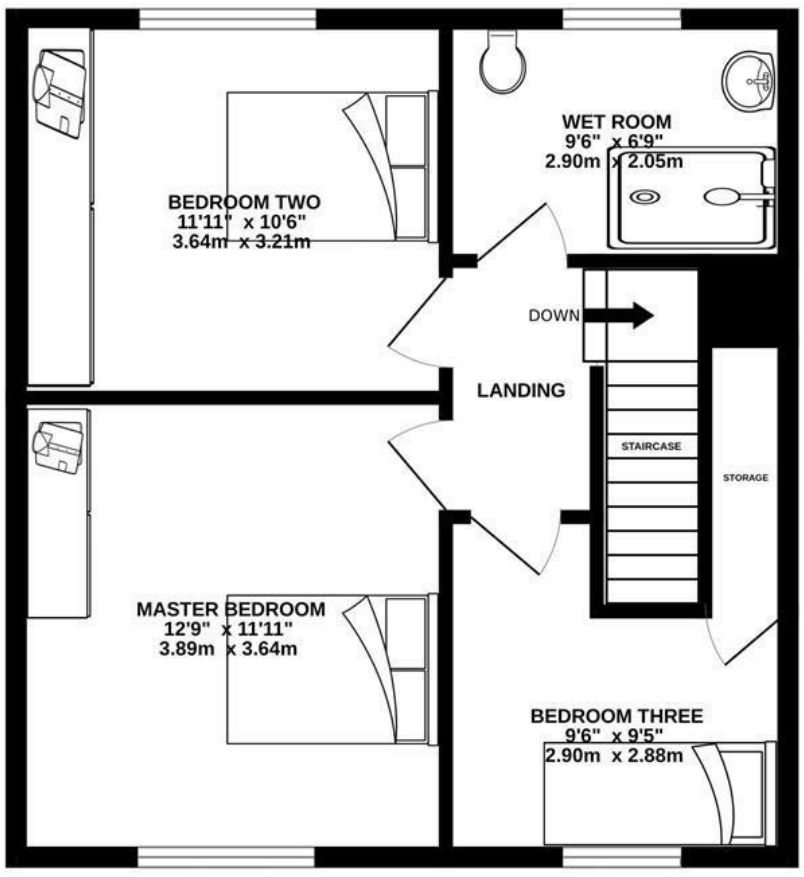
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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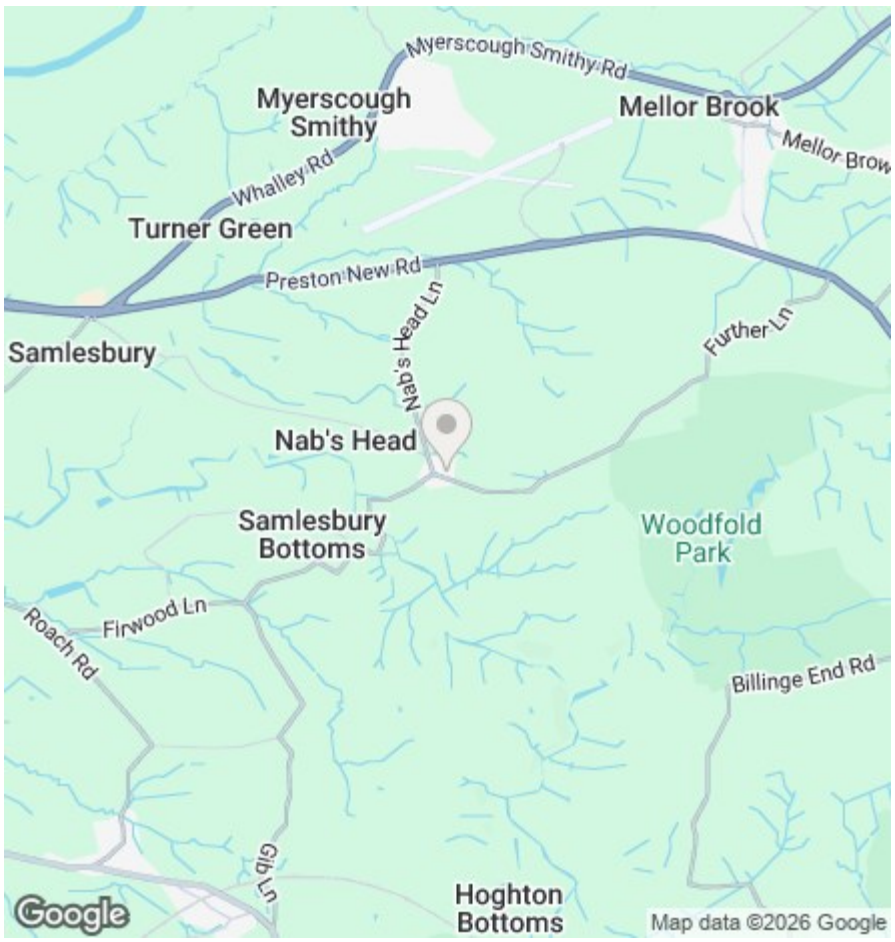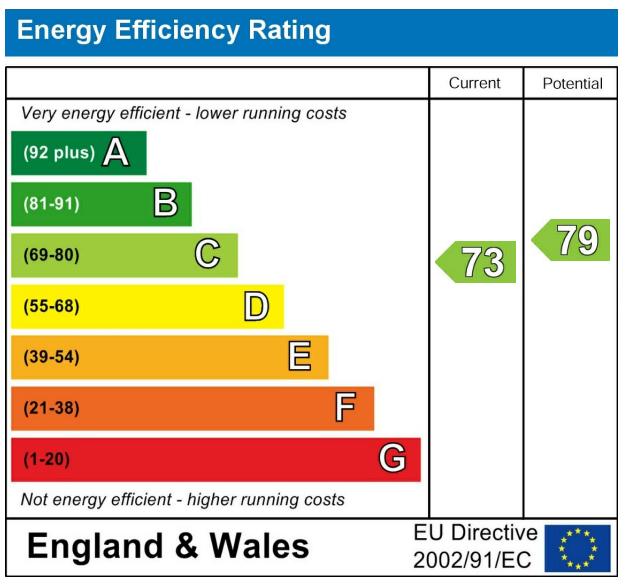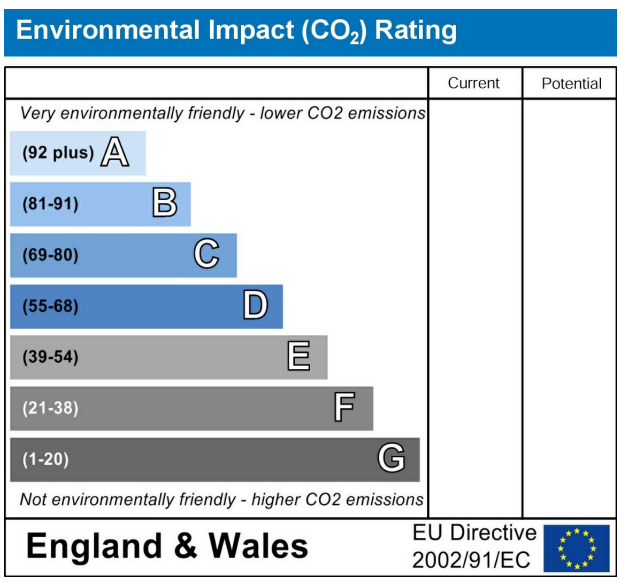
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