BEN ROSE



Lark Hill, Higher Walton, Preston **Offers Over £125,000**

Ben Rose Estate Agents are pleased to present to market this two-bedroom mid-terrace property, situated in the sought-after area of Higher Walton. Offering well-proportioned accommodation throughout, this would make an ideal home for a first-time buyer looking to take their first step onto the property ladder. The property is ideally positioned just a short drive from Preston City Centre and benefits from a superb range of local schools, supermarkets and amenities nearby. There are also excellent travel links, with the nearby train station providing convenient rail connections, alongside easy access to the M6 and M61 motorways. Viewing at your earliest convenience is highly recommended to fully appreciate what this property has to offer.

Upon entering, a welcoming porch leads through into the spacious lounge, which features a front-facing window allowing plenty of natural light into the room. The lounge also provides access to the staircase and the remainder of the ground floor accommodation. Continuing through the property, you will find the dining room, offering ample space for a large family dining table, along with useful access to the under-stair storage. The dining room is arranged in an open-plan layout with the kitchen, creating a practical and sociable space for everyday living and entertaining. The kitchen itself is generous in length and is fitted with a good range of wall and base units, an integrated hob and oven, together with space for additional freestanding appliances. External access to the rear can also be found from here.

To the first floor, the property offers two bedrooms, with the master bedroom being particularly generous in size and providing plenty of room for furnishings. Completing the accommodation is the large family bathroom, which is fitted with a bath with an over-bath shower, as well as a useful large storage and airing cupboard.

Externally, the property benefits from a rear yard enclosed by a tall brick wall, with a shed providing useful additional storage and gated access to the rear. To the front, the property is raised and set back behind a boundary fence, with mature shrubs and trees adding a pleasant touch of greenery. There is also a residential car park situated to the front of the property, providing convenient parking close by. Overall, this is a well-positioned home offering a practical layout and excellent potential for a first-time buyer looking to settle in the popular area of Higher Walton.





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LARK HILL
SOUTH RIBBLE
Forward with South Ribble
12
LARK HILL
SOUTH RIBBLE





















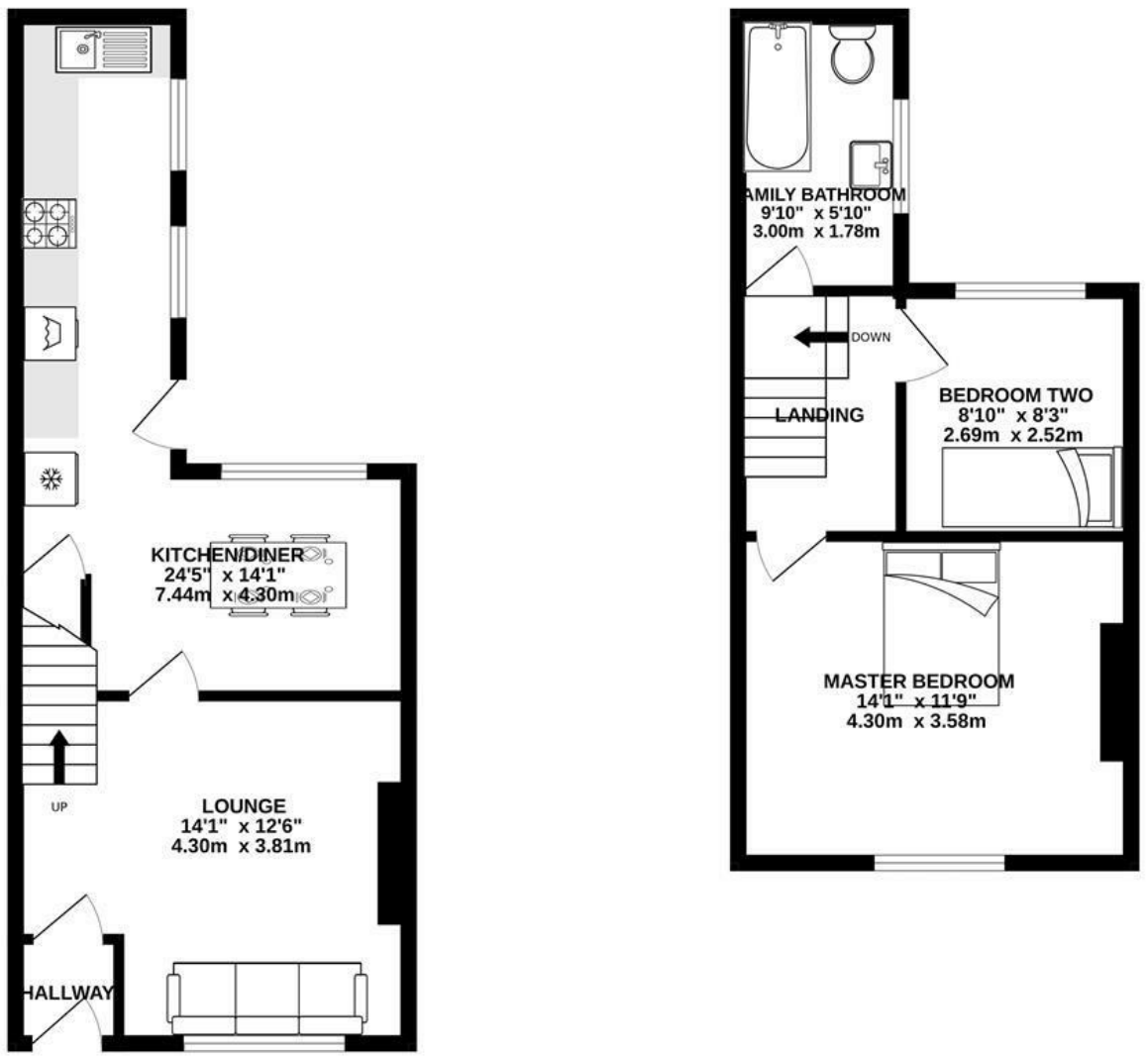




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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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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