

TOTAL FLOOR AREA : 862 sq.ft. (80.1 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 is given as to their operability or efficiency can be given. Made with Metropix ©2023

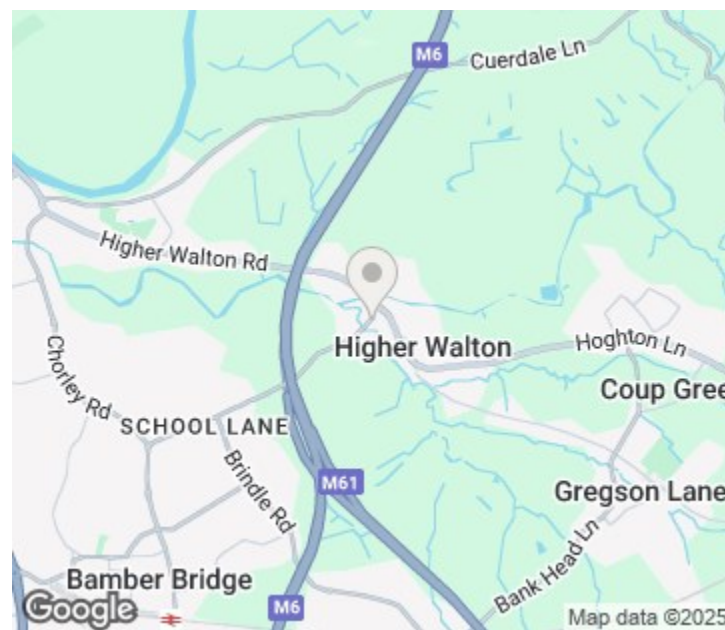
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements 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
	79
63	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

EU Directive 2002/91/EC



## Kittlingbourne Brow, Higher Walton, Preston

Offers Over £135,000

Ben Rose Estate Agents are pleased to present to market this extended, two bedroom, mid-terrace property in a sought after area of Higher Walton. This would make an ideal home for a first time buyer looking to get onto the property ladder. The property is ideally placed only a short drive into Preston City Centre and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, you're welcomed into the entrance porch leading immediately into the hall. From here you'll find access to the dining room, and lounge via a set of double doors. The cosy lounge lies to the front of the home, is of a good size and compromises of a log burning fire. Moving back through, you'll enter into dining room. There is enough room for a large family dining table and furnishings here, along with the open plan staircase and access to the kitchen. The kitchen features an integrated hob/oven with space for other freestanding appliances, from here you will find access to the rear yard.

Moving upstairs, you'll find two double bedrooms with the master spanning the width of the home. You'll also find the generous four piece family bathroom on this floor with freestanding bath and separate shower.

Externally, to the front of the property is space for on road parking, with additional space at the rear. To the rear is the convenient yard area with gated access to the private road located behind the home.

Please note this property was fitted with a new Worcester boiler as of October 2022 and has a partially boarded loft with pull down ladder access and electricity.

