



Lower Greenfield, Ingol, Preston

£279,950

Ben Rose Estate Agents are pleased to present to the market this spacious four-bedroom detached property, situated within a quiet and pleasant cul-de-sac in the popular residential area of Ingol, Lancashire. Perfect for families, this attractive home offers generous living accommodation 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 the entrance hallway, where a staircase leads to the upper level. To the left, you will find the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. Sliding double doors connect the lounge to the dining room, which provides ample space for a large family dining table and access to both the kitchen and conservatory at the rear.

The bright and airy conservatory offers versatile additional living space, with double patio doors leading out to the garden. The modern kitchen provides ample storage and generous work surface space, with integrated appliances including an oven, hob, microwave, and dishwasher. Just off the kitchen is a practical utility room offering additional storage and space for freestanding appliances, along with access to a convenient W.C. and a door leading out to the side of the property.

Moving upstairs, you will find four well-proportioned bedrooms, with the master and second bedrooms benefiting from integrated storage. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the home boasts a private driveway to the front, providing off-road parking and access to the attached single garage. The garage is accessed via an up-and-over door and is equipped with power and lighting.

To the rear is a generously sized and well-maintained garden featuring a spacious lawn, loose stone borders, and established plants, creating a secluded outdoor space perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.















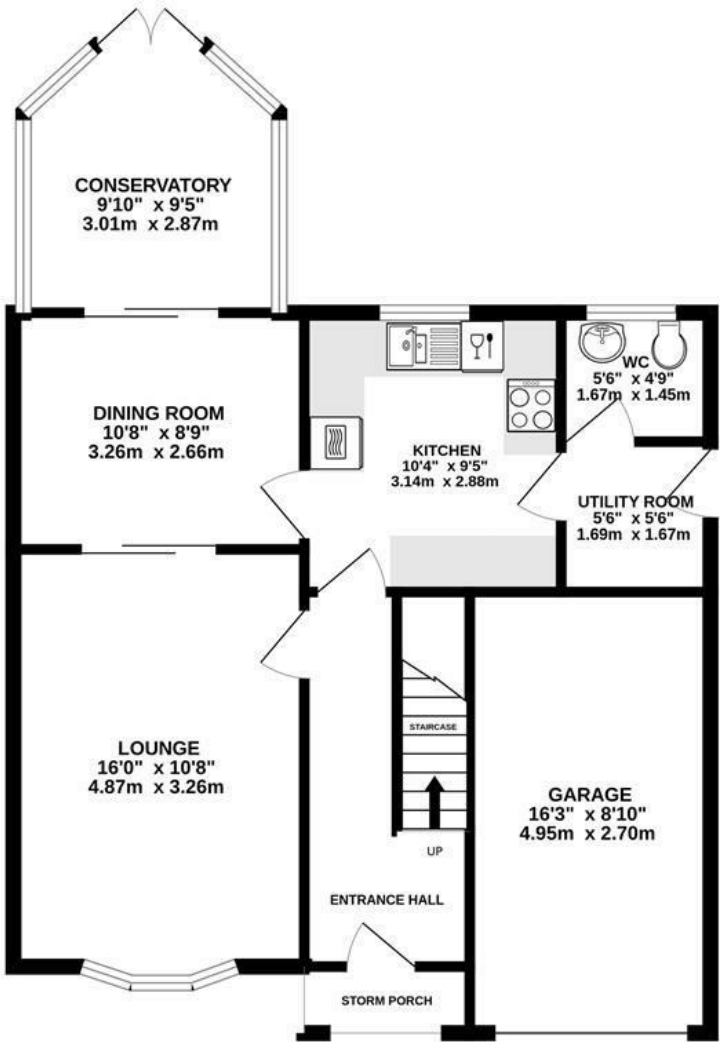




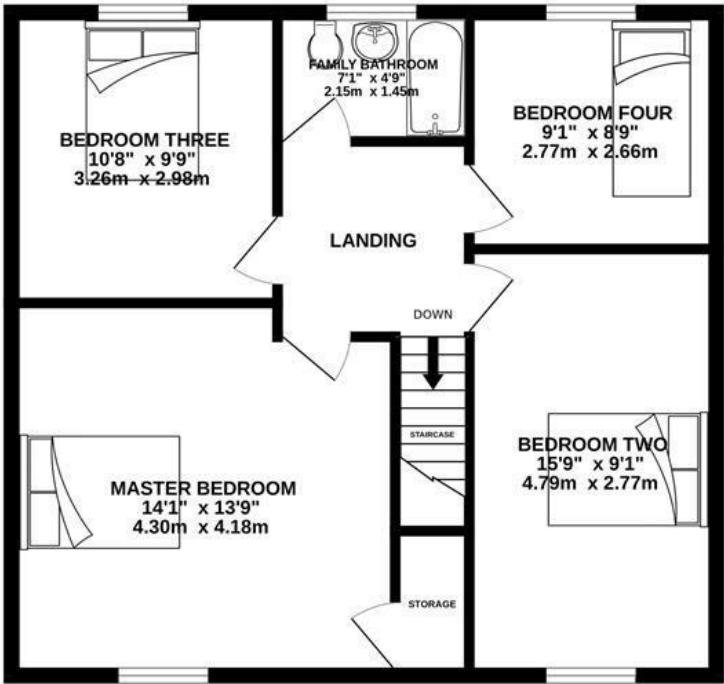


BEN ROSE

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales	EU Directive 2002/91/EC	

