



Crosby Place, Ingol, Preston

Offers Over £125,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced home, situated in the heart of Ingol, Preston. Offered with no onward chain, this property is ideal for first-time buyers or small families seeking a well-connected and convenient location. Ideally located just a short distance from Preston city centre, the home benefits from excellent transport links, including nearby bus routes, Preston Train Station, and easy access to the M55 and M6 motorways. A range of local amenities, including shops, schools, and parks, are also within close reach. Early viewing is highly recommended to avoid disappointment.

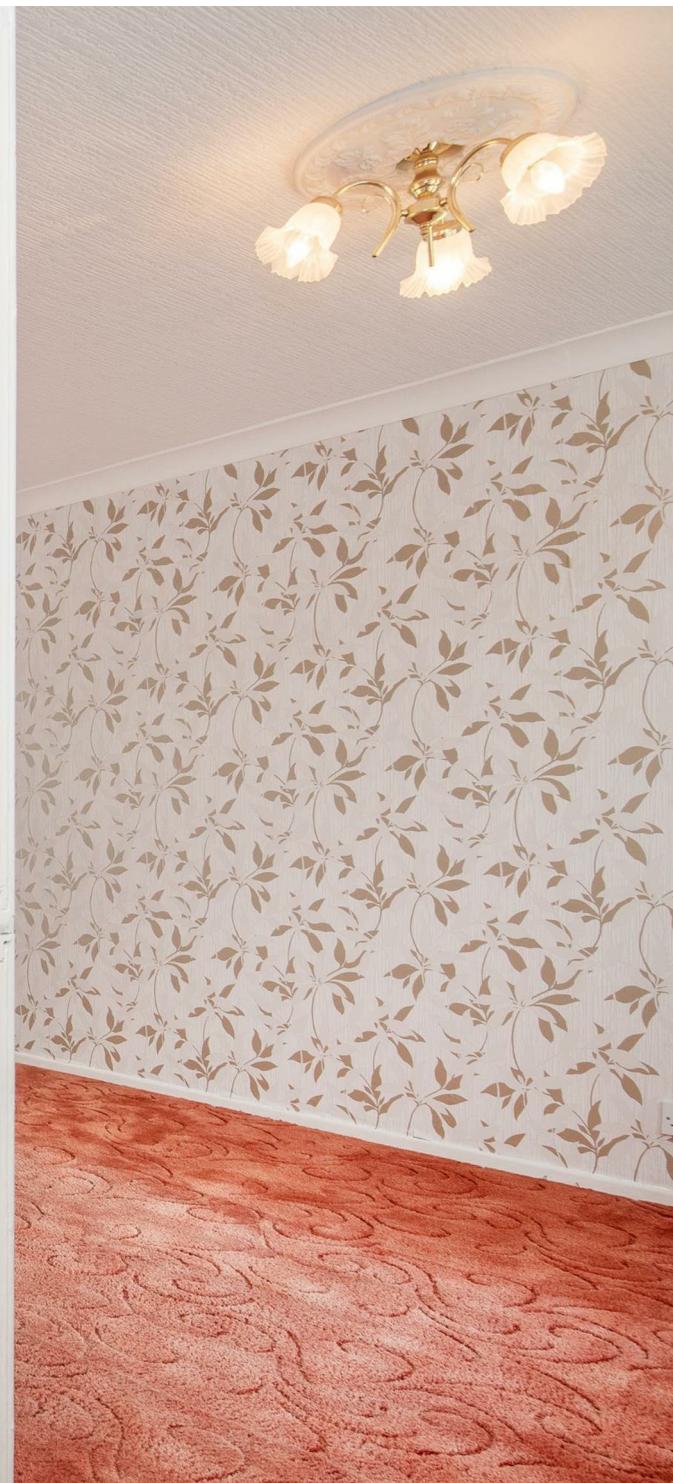
Stepping into the property through the entrance porch, you will find yourself in the welcoming hallway where a staircase leads to the upper level. To the right is the spacious lounge/diner, spanning the full width of the property and benefiting from a large front-facing window and double patio doors opening onto the rear garden. From here, you will enter the contemporary kitchen, offering ample storage and space for freestanding appliances, along with access to convenient understairs storage and a single door leading out to the rear garden. There is an additional door from the kitchen providing access to the front of the property.

Upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece shower room completes this floor.

Externally, the front of the property enjoys views over picturesque playing fields and a children's play park, adding to its appeal for families. To the rear is a generously sized, low-maintenance garden featuring a flagged patio and raised decking area, ideal for relaxing or entertaining.







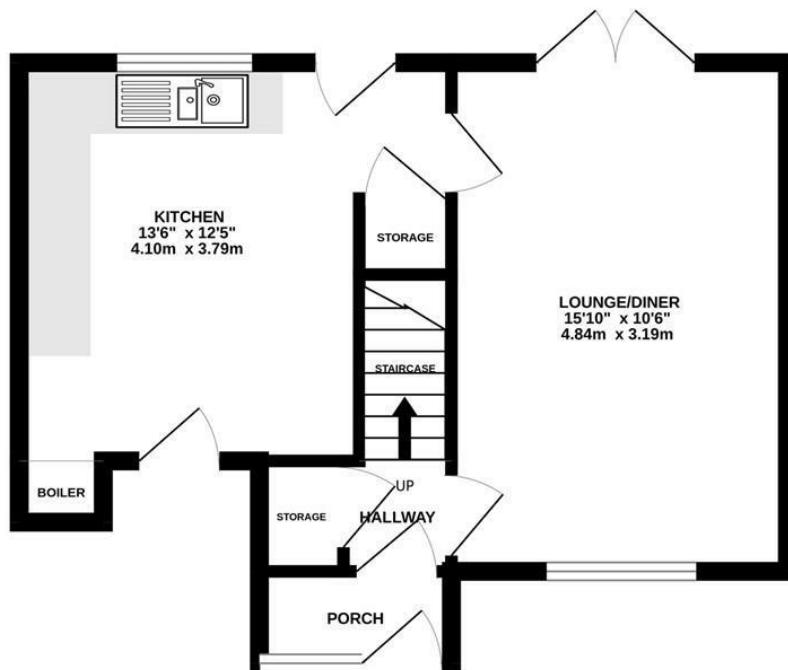




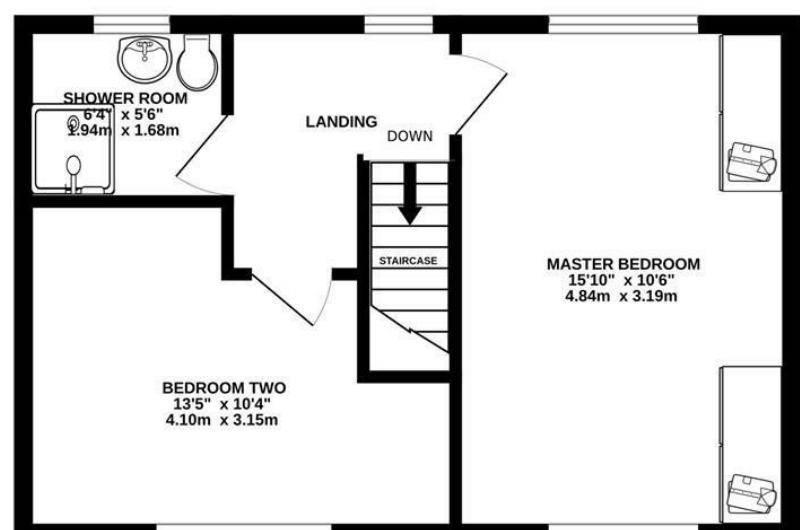


BEN ROSE

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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	

