



Crosby Place, Ingol, Preston

Offers Over £135,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom end-terrace home, ideally suited to first-time buyers and couples. Positioned in the highly sought-after area of Ingol, Preston, this lovely property benefits from excellent access to a wide range of local amenities. Preston city centre is only a short distance away, offering shops, restaurants, leisure facilities and strong rail links to major destinations. The nearby M6 and M55 provide superb motorway access, making commuting across Lancashire and beyond highly convenient. Surrounding towns such as Kirkham and Preston further add to the appeal of this well-connected location.

Stepping inside, you are welcomed into a bright entrance hall that leads through to the main living spaces. The spacious lounge enjoys double-aspect windows, filling the room with natural light and creating an inviting atmosphere ideal for relaxation or hosting guests. To the rear of the property, the modern kitchen/dining room features stylish fitted units, an integral dishwasher, and ample space for dining. French doors provide direct access to the garden, enhancing the home's flow and complementing everyday living.

To the first floor, the master bedroom is a generous double complete with fitted wardrobes, offering excellent storage. The second bedroom is also a well-proportioned double, benefiting from its own double-aspect windows, ensuring a bright and airy feel. The accommodation is completed by the modern three-piece bathroom, finished to a high specification.

Externally, the property offers street parking and a small, tidy front garden. To the rear, the home boasts a large low-maintenance garden with artificial grass, a seated patio area, and a useful storage shed—perfect for outdoor enjoyment. Additional benefits include 16 roof-mounted solar panels, providing improved energy efficiency.

A superb opportunity to secure a well-presented home in a desirable, convenient location.







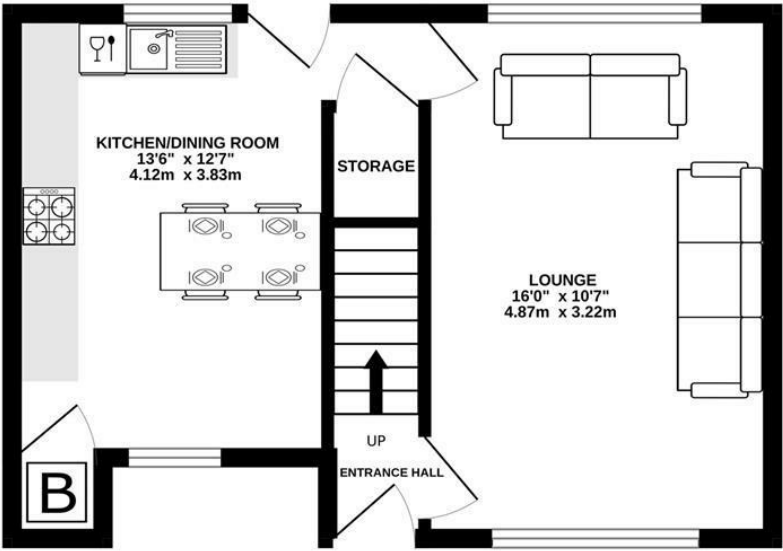




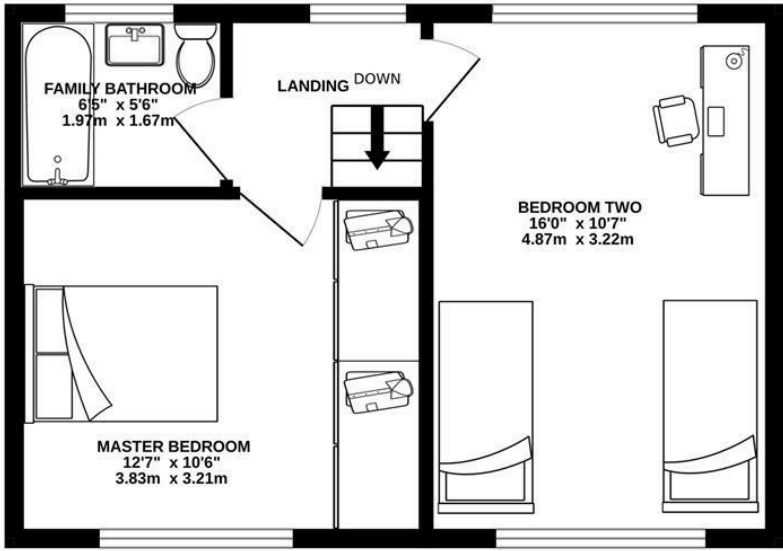


BEN ROSE

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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		

