BEN ROSE



Church Street, Higher Walton, Preston

Offers Over £135,000

Ben Rose Estate Agents are pleased to present to market this well-presented two double bedroom mid-terraced home, ideally suited to couples, first time buyers or those looking for a comfortable home in a convenient location. Having benefited from a new damp course and being freshly painted throughout, the property offers a move-in ready opportunity. Situated in the sought-after village of Higher Walton, the home is well placed for local amenities and excellent bus links towards both Preston and Blackburn. The M6, M65 and M61 motorway networks are also readily accessible, making this an excellent choice for commuters.

Stepping inside, the entrance hall provides access to the main living accommodation. The large open-plan lounge/dining room offers a bright and versatile space, ideal for relaxing, dining and entertaining. Continuing through the property, the fitted kitchen is positioned at the rear and provides useful storage and workspace, with a door leading directly out to the rear yard.

Moving upstairs, the first floor provides two generously sized double bedrooms, with the master bedroom offering a comfortable principal retreat and the second bedroom providing excellent flexibility for guests, a home office or additional living requirements. Completing the accommodation is a modern three-piece family bathroom.

Externally, the property benefits from convenient on-street parking to the front. To the rear is a private enclosed yard, featuring high walls and wooden fencing, creating a secure and secluded outdoor space. Overall, this is an appealing home offering well-proportioned accommodation, recent improvements and excellent transport links, making it a superb opportunity for first time buyers or couples looking to take their first step onto the property ladder.



















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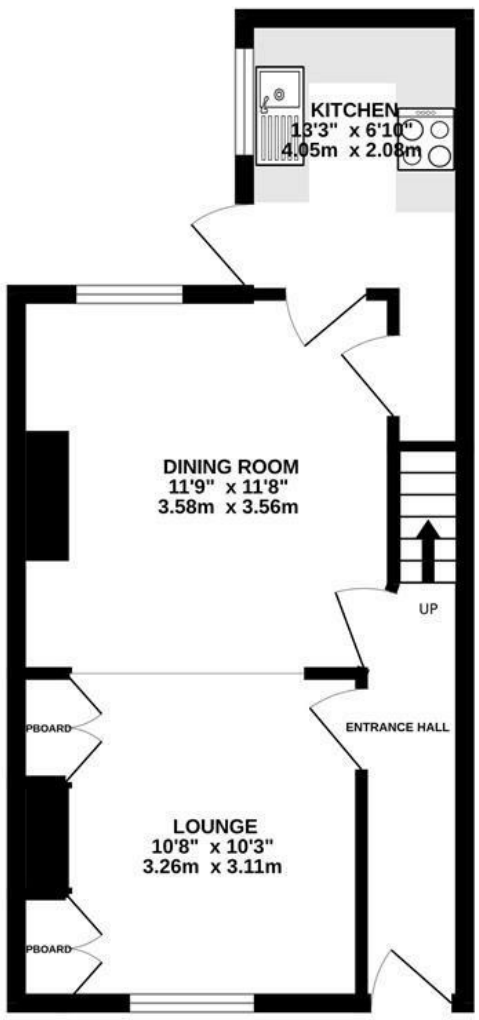




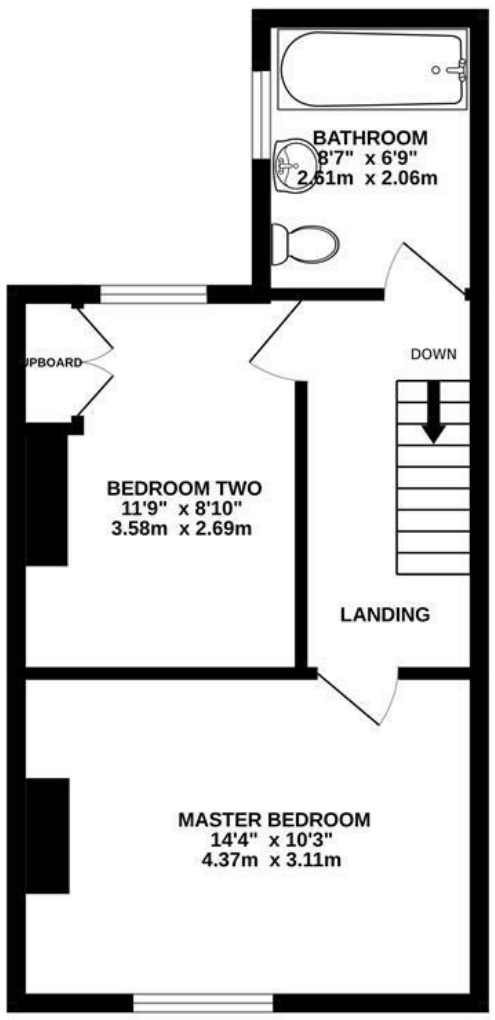


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GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



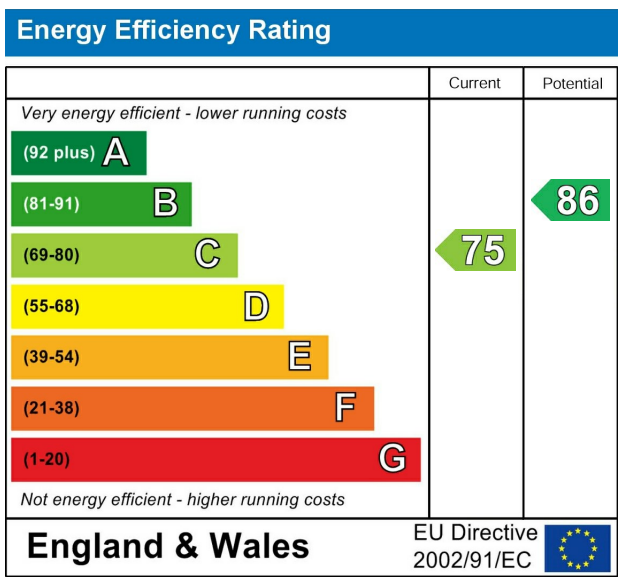
1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.

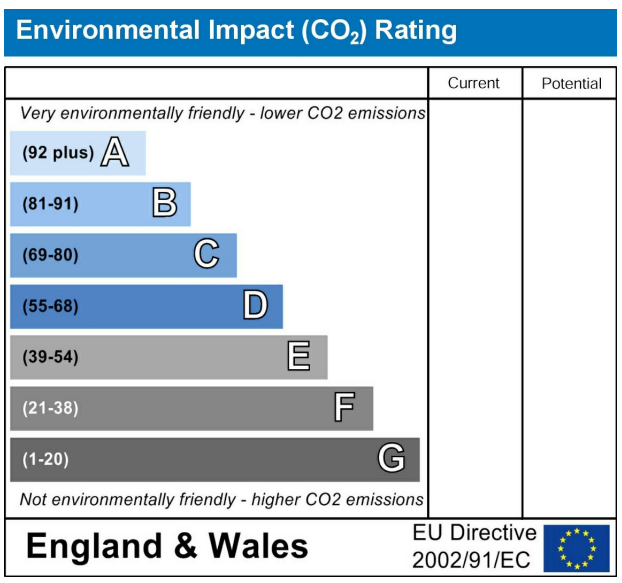


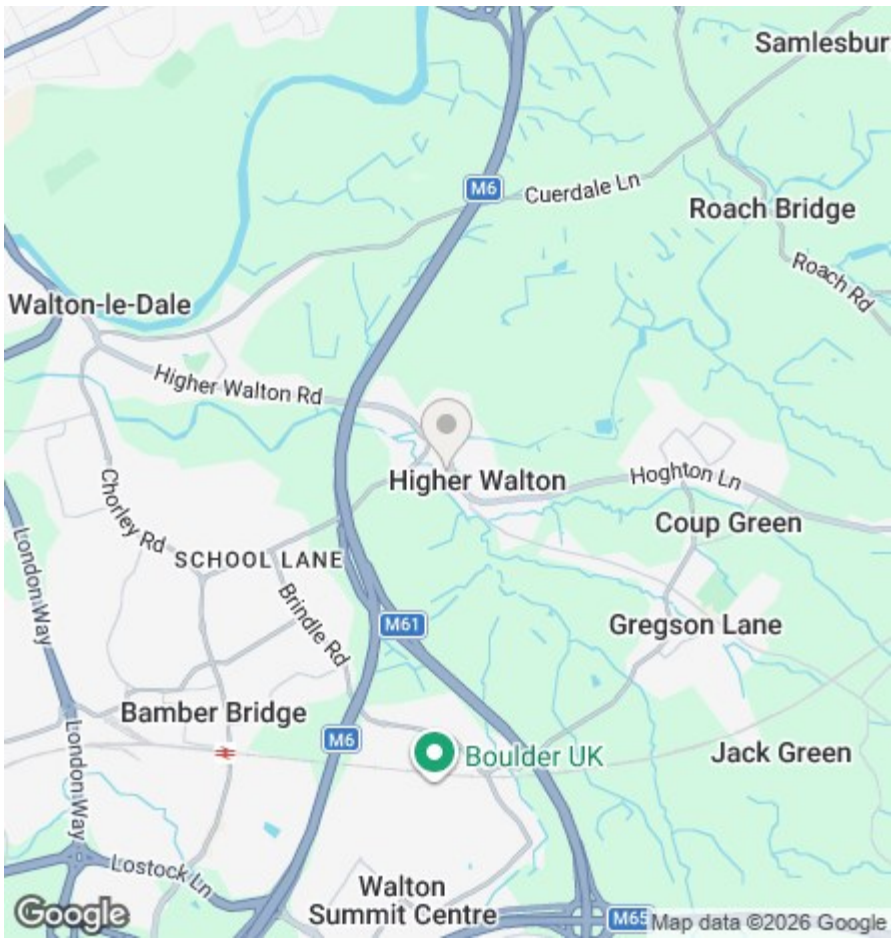
TOTAL FLOOR AREA : 715 sq.ft. (66.5 sq.m.) approx.

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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