



## Bridge Street, Higher Walton, Preston

Offers Over £145,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace home, ideally situated in the highly desirable area of Higher Walton. Perfect for first-time buyers eager to take their first step onto the property ladder, this well-presented property is just a short drive from Preston City Centre and benefits from a superb selection of local schools, supermarkets, and everyday amenities. Commuters will appreciate the excellent transport connections, with a nearby train station and convenient access to both the M6 and M61 motorways. The property enjoys scenic views to the front, further enhancing its appeal, and early viewing is strongly recommended to avoid disappointment.

Stepping into the property through the entrance porch, you will find yourself in the spacious lounge, which boasts high ceilings, a charming log burner fireplace, and a large window overlooking the front aspect. Moving through, you will enter the kitchen/diner. The kitchen has been recently refreshed with new worktops and cupboard doors and features a newly fitted integrated oven and hob, along with additional space for freestanding appliances. The dining area provides ample space for a family dining table at the centre of the room. From here, access is available to the staircase leading to the upper level, as well as a convenient under-stairs storage cupboard. Completing the ground floor is the modern three-piece family bathroom with an over-the-bath shower.

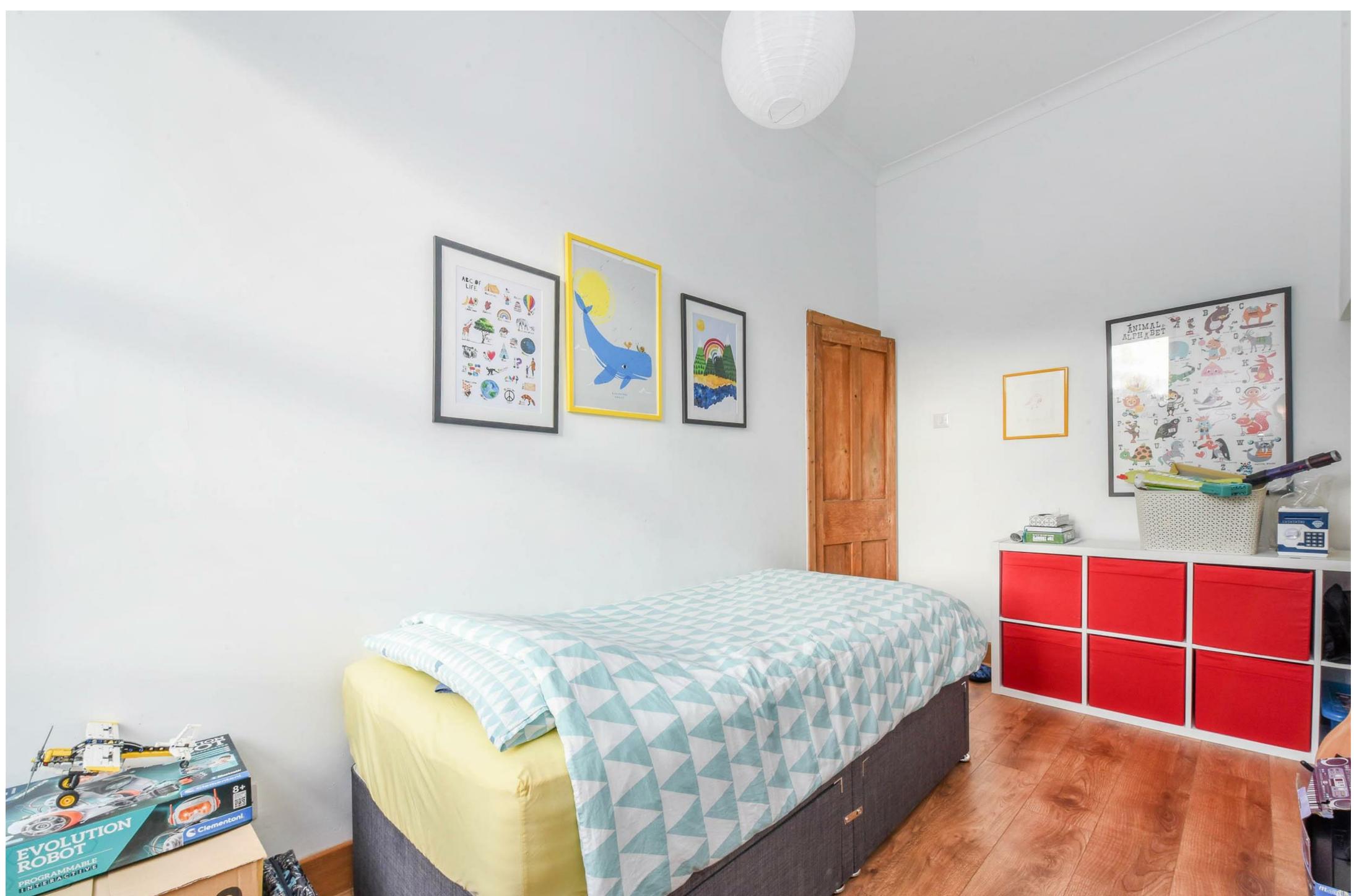
Upstairs, you will find three well-proportioned bedrooms, all capable of accommodating a double bed. The home includes a boarded loft with lighting and a convenient pull-down ladder. It has also recently undergone a full rewire, providing peace of mind for future buyers.

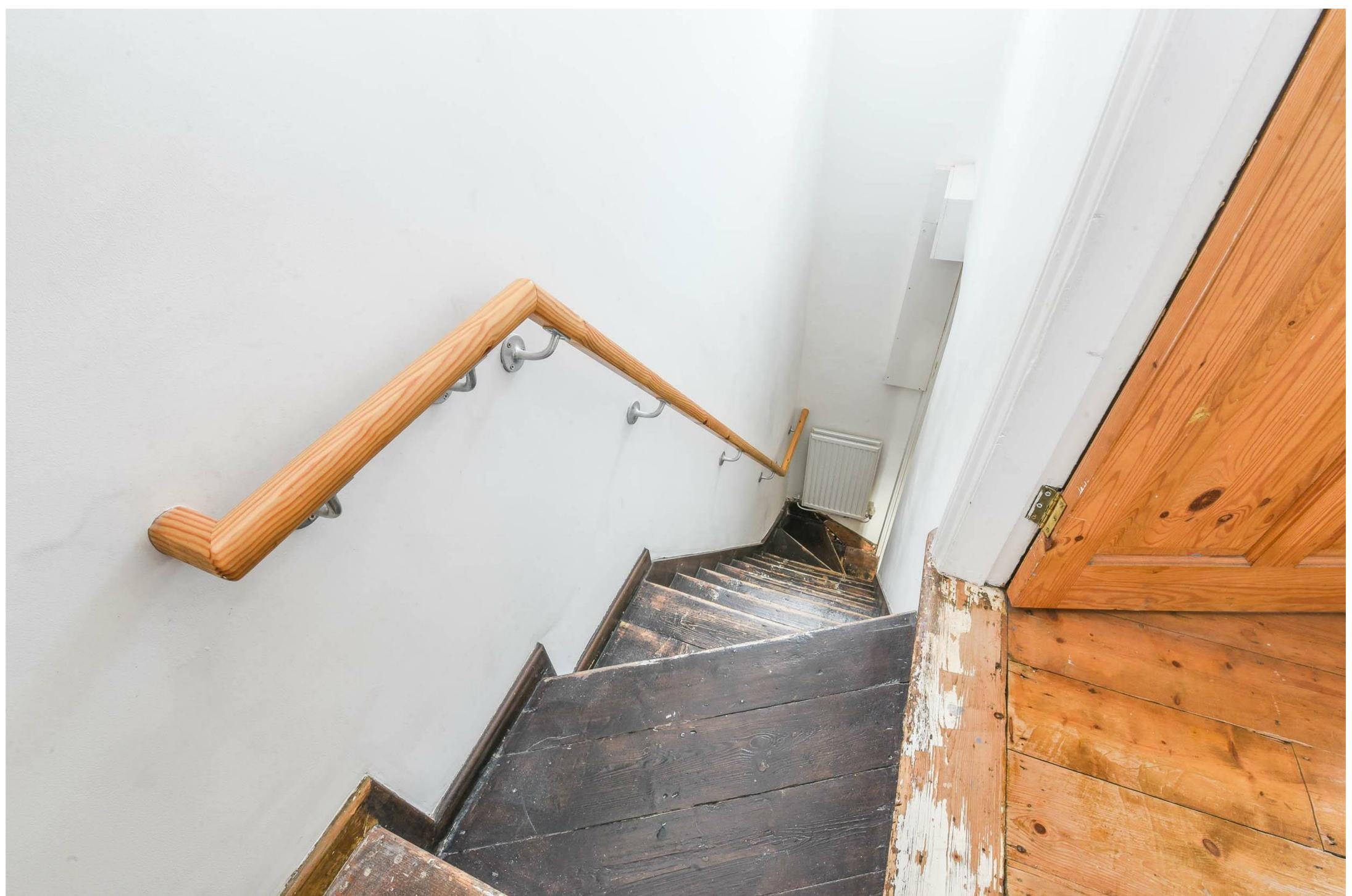
Externally, the home offers a low-maintenance rear garden with a flagged patio and a practical storage shed. There is plenty of on-street parking available at the front, along with open views of the nearby countryside and stream. The property also benefits from a single allocated parking space located at the rear.







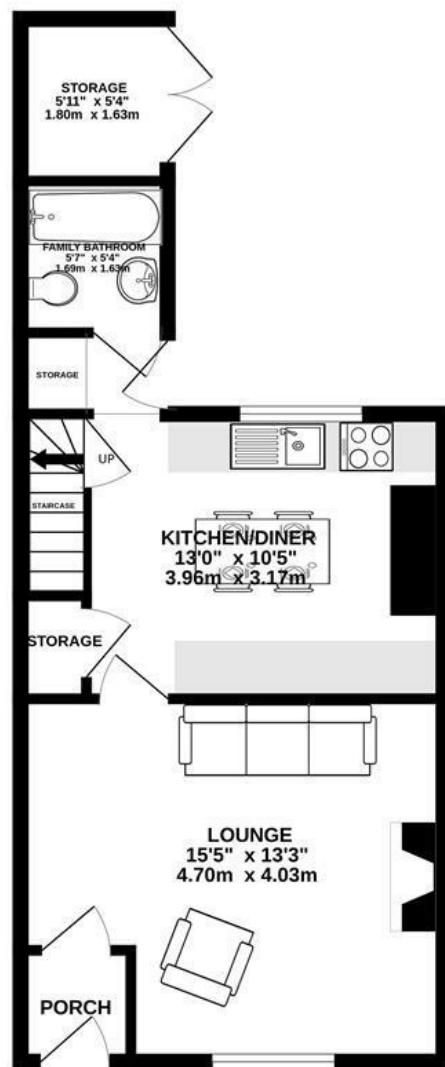




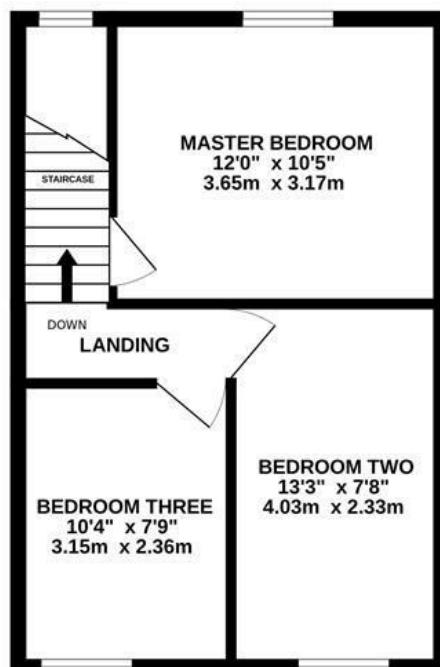


# BEN ROSE

GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



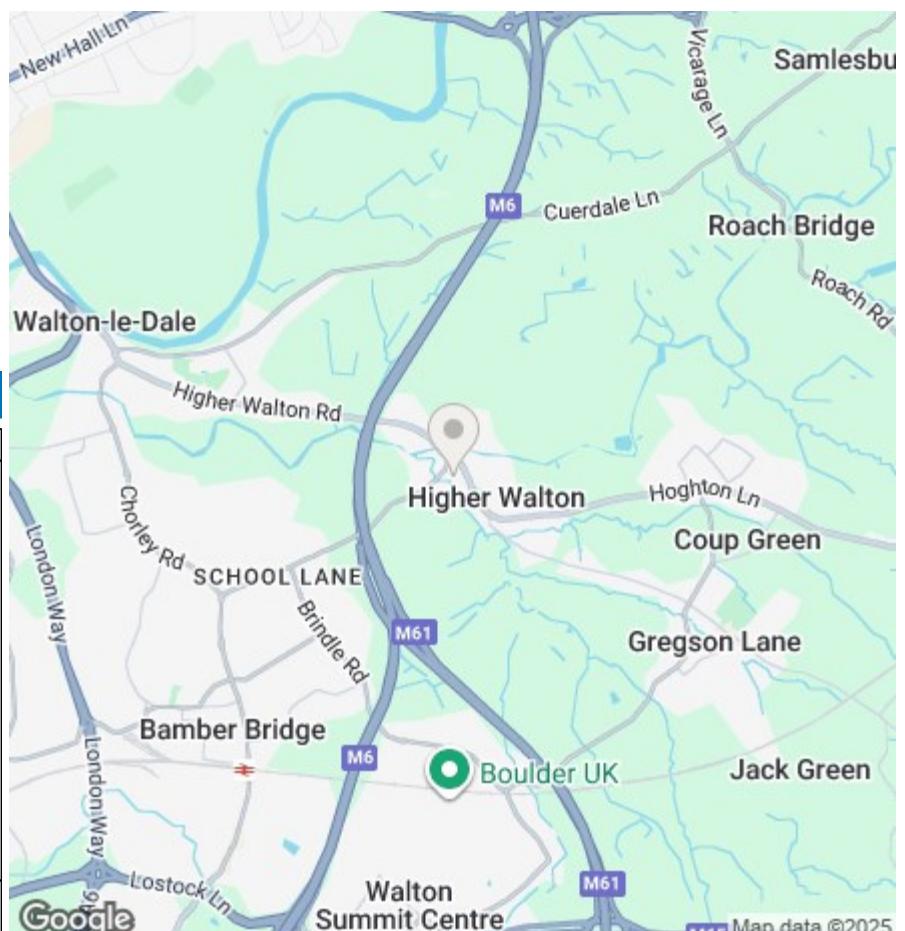
1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	