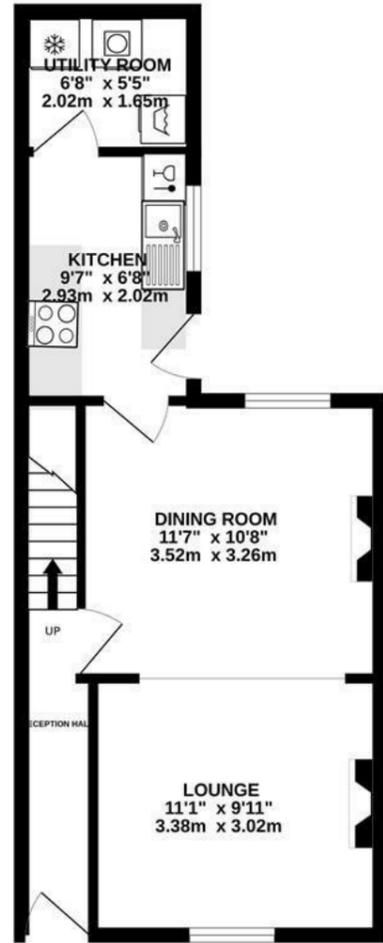


GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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BEN  ROSE



**Albert Terrace, Higher Walton, Preston**

**Offers Over £135,000**

Ben Rose Estate Agents are pleased to present to market this beautiful, two bedroom, mid-terrace property in a sought after area of Higher Walton. This would make an ideal home for a first time buyer looking to get onto the property ladder. The property is ideally placed only a short drive into Preston City Centre and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception that gives access to the majority of the ground floor as well as up stairs. Here, you'll enter into the open plan dining room that features a traditional style fireplace as well as space for a large family dining table to be placed. This then opens through into the spacious lounge located towards the front of the home that also features a beautiful features fireplace. These rooms are set in an open-plan layout making use of the space on offer. Just off the dining room is the modern fitted kitchen that integrated appliances such as an oven and dishwasher and access to the rear garden. The remaining appliances are found in the convenient utility room towards the rear of the home.

Moving upstairs, you'll find two double bedrooms as well as the four family bathroom with a separate bath and shower.

Externally, to the front of the property is a private footpath that leads up to the row of terraces. Here, you'll find a gorgeous, landscaped garden front garden offering an astro turfed lawn and private fencing located around, making the most of the space on offer. To the rear is an additional, good sized garden with rear access. You'll also find parking to the rear of the property.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

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			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

