



## Finney Park Drive, Lea, Preston

**Offers Over £245,000**

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom detached home, located in a quiet and popular area of Lea, Preston. Offering generous and flexible living throughout, this home would make an ideal choice for families seeking space, comfort, and a great location. The property is well-positioned for local amenities including shops, well-regarded schools, and parks, while Preston city centre is just a short drive away. Excellent travel links are also close by, with the A583 providing easy access to Blackpool and Preston, and the nearby M55 and M6 motorways connecting further afield. For commuters, Preston train station offers direct routes to Manchester, Liverpool, and beyond.

Stepping into the home, you're welcomed into a bright entrance hall with access to a convenient ground-floor W/C and all main living areas. To the front sits a practical kitchen, well-equipped for everyday use. Also on this floor is a versatile fourth double bedroom complete with shower, an ideal space for a guest room, teenager's suite, or even an independent area for an older family member. To the rear, overlooking the garden, is the impressive lounge/diner, the true heart of the home offering plenty of space for both relaxation and dining, perfect for family gatherings and entertaining.

To the first floor, you'll find a spacious landing with window, two further double bedrooms and a comfortable single. The master bedroom benefits from fitted wardrobes and a private ensuite, while the remaining rooms are served by a modern family bathroom with over-bath shower. There's also a handy storage cupboard on the landing and access to a partially boarded loft, providing additional storage options.

Externally, the property features a driveway to the front with parking for up to three vehicles, along with a small well-kept garden area with shrubs. To the rear, you'll find a generous, multi-level garden featuring a patio area with a wooden gazebo and a raised lawn, ideal for outdoor dining or family playtime. To the side of the property, additional space, which currently houses useful storage sheds. The garden also benefits from outdoor electric sockets and a purpose-built bar with double doors and power supply, offering fantastic versatility as an entertainment area, games room, or home office.

In summary, this four-bedroom detached home combines generous living space with excellent flexibility, ideal for growing families. Situated in a sought-after area of Lea, close to schools, amenities, and great transport links, this property is ready to welcome its next owners. The home also benefits from a recently fitted boiler, offering peace of mind and efficiency for years to come.













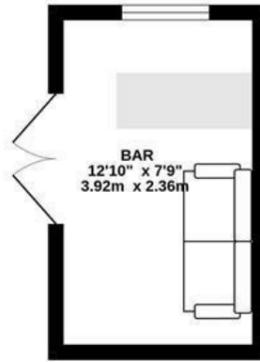
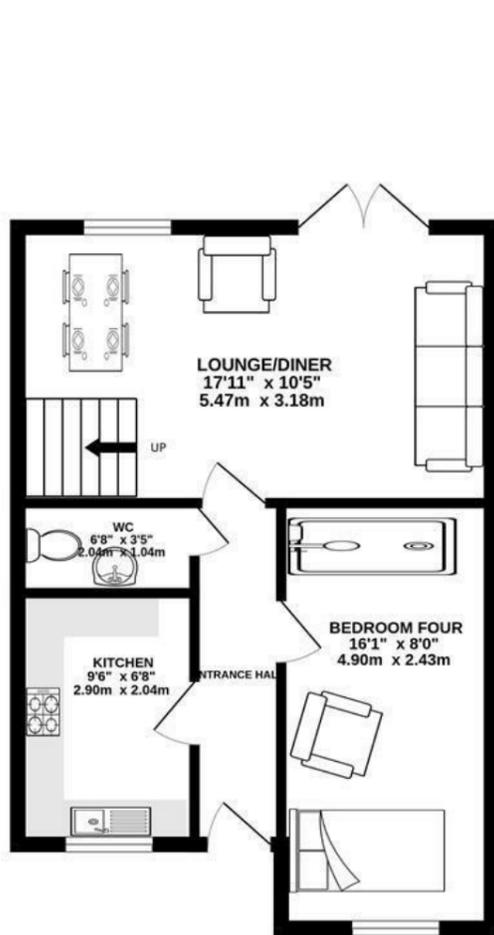




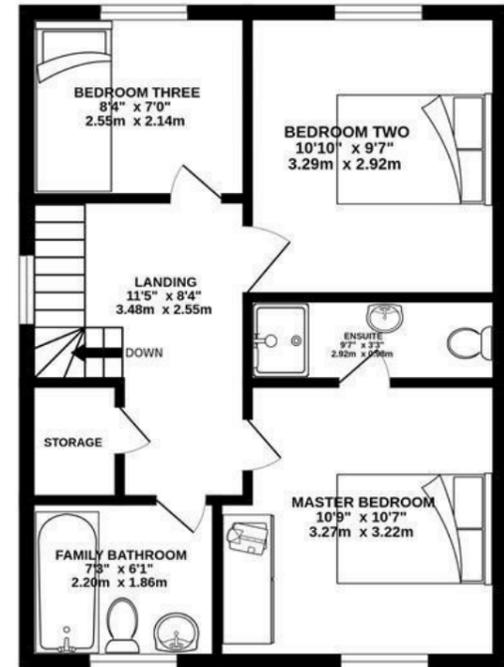




GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.

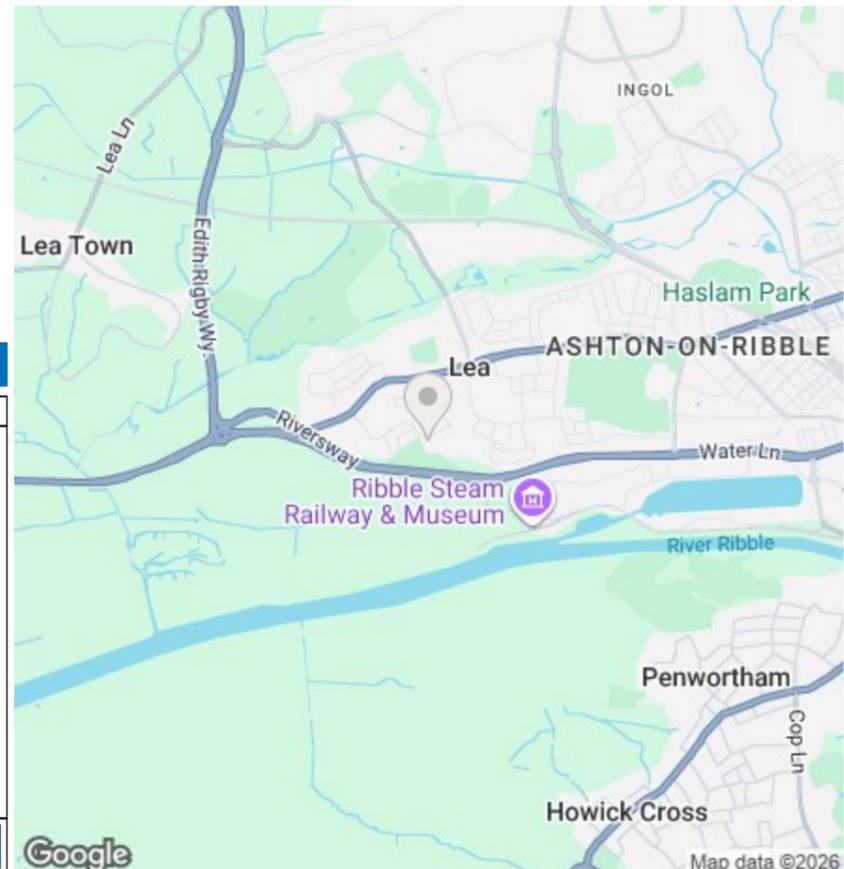


TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>75</b>	<b>79</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	