



## Hollinhead Crescent, Ingol, Preston

Offers Over £170,000

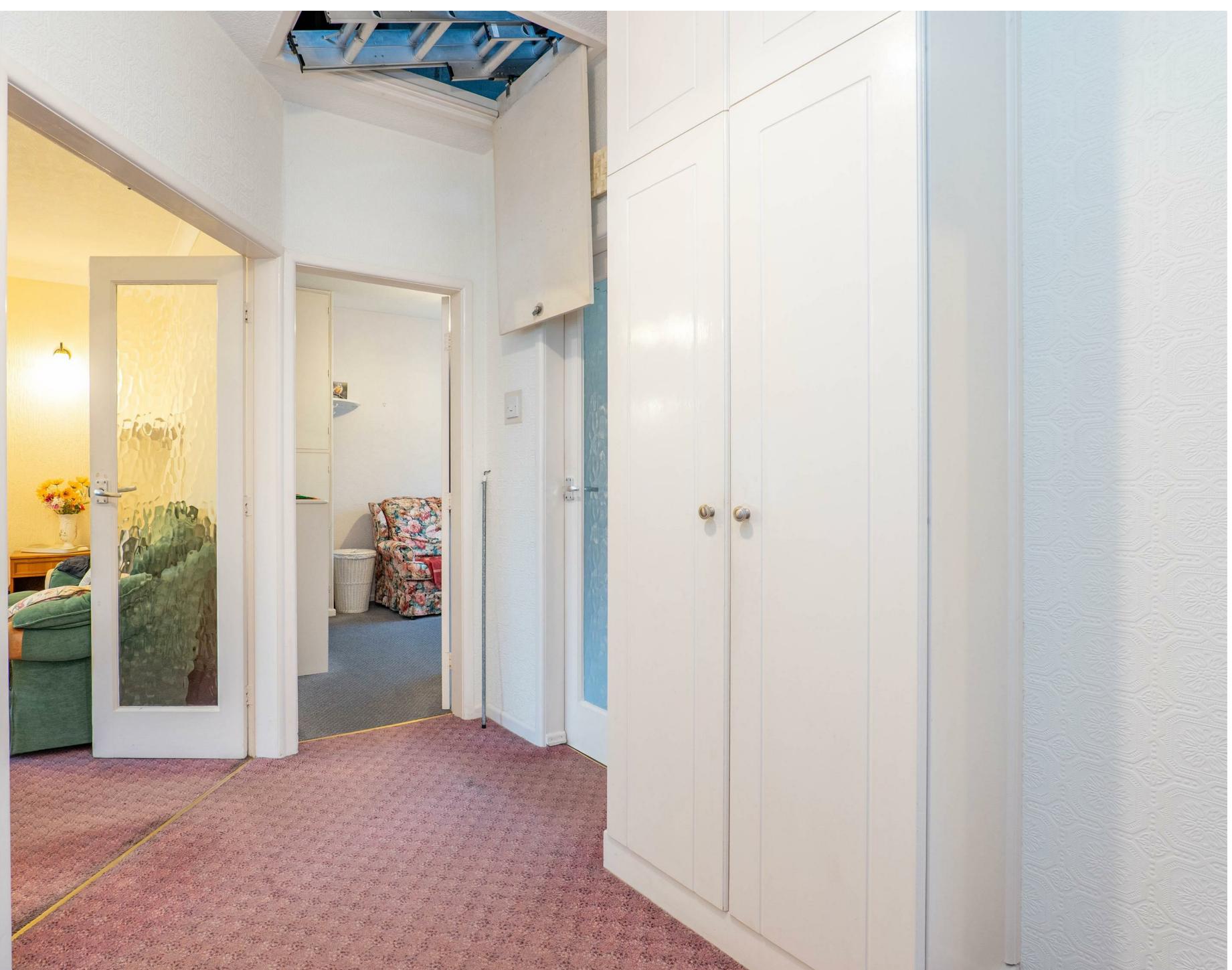
Ben Rose Estate Agents are pleased to present to market this two-bedroom, semi-detached bungalow located in the popular residential area of Ingol, Preston. Tucked away within a quiet cul-de-sac and offered with NO ONWARDS CHAIN, this property is ideal for couples or those seeking a rewarding renovation project, boasting excellent potential throughout. Ingol benefits from a wide range of local amenities including shops, schools, parks, and leisure facilities, while Preston city centre is only a short drive away, offering further retail and dining options. The area also enjoys strong travel connections, with nearby bus routes, easy access to Preston Train Station, and superb motorway links via the M6 and M55—all making this an excellent base for commuters and those exploring the surrounding towns and countryside.

Stepping through the main entrance hallway, you are given access to every room within the bungalow. Positioned to the front is the spacious lounge, beautifully lit through French doors and centred around a charming feature fireplace, making it a warm and inviting space. Towards the rear sits the kitchen/diner, offering direct access out to the garden and providing great potential to modernise into a stylish and practical cooking and dining area. Two well-proportioned double bedrooms are located just off the hallway, both offering a comfortable layout and scope for customisation. Completing the interior is the three-piece family bathroom. Above, a sizeable loft space—accessed via a drop-down ladder—presents an exciting opportunity to convert into additional bedrooms or a large master suite, subject to planning permissions.

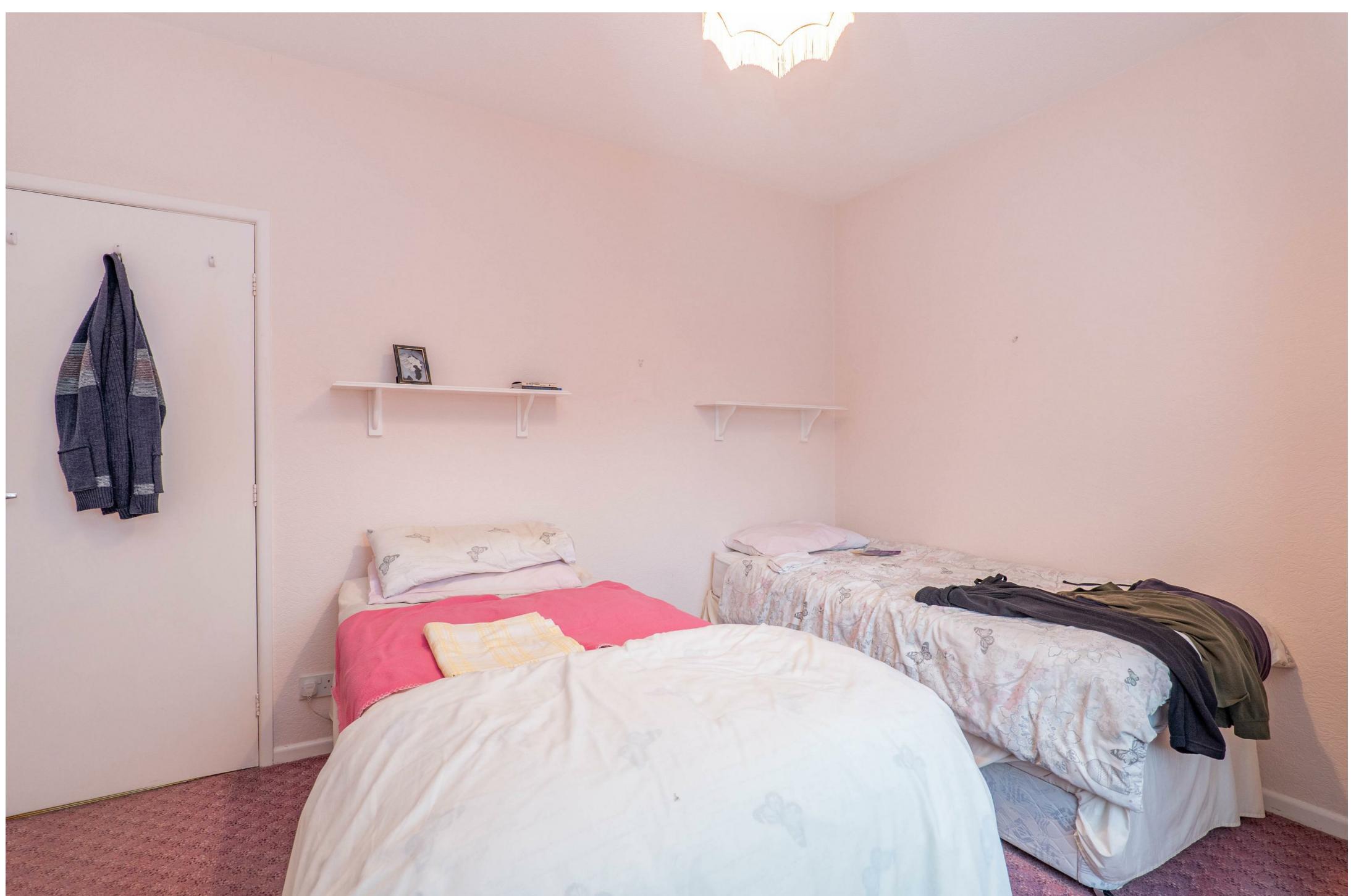
Externally, the property features a driveway suitable for one car, leading up to a single detached garage, accompanied by a neat front lawn. To the rear, you'll find a private garden with multiple seating areas and a lawn—an excellent space to redesign into a relaxing outdoor retreat.

With its desirable cul-de-sac setting, generous plot, and impressive scope for renovation, this bungalow offers a brilliant opportunity for buyers to create a home perfectly tailored to their needs.







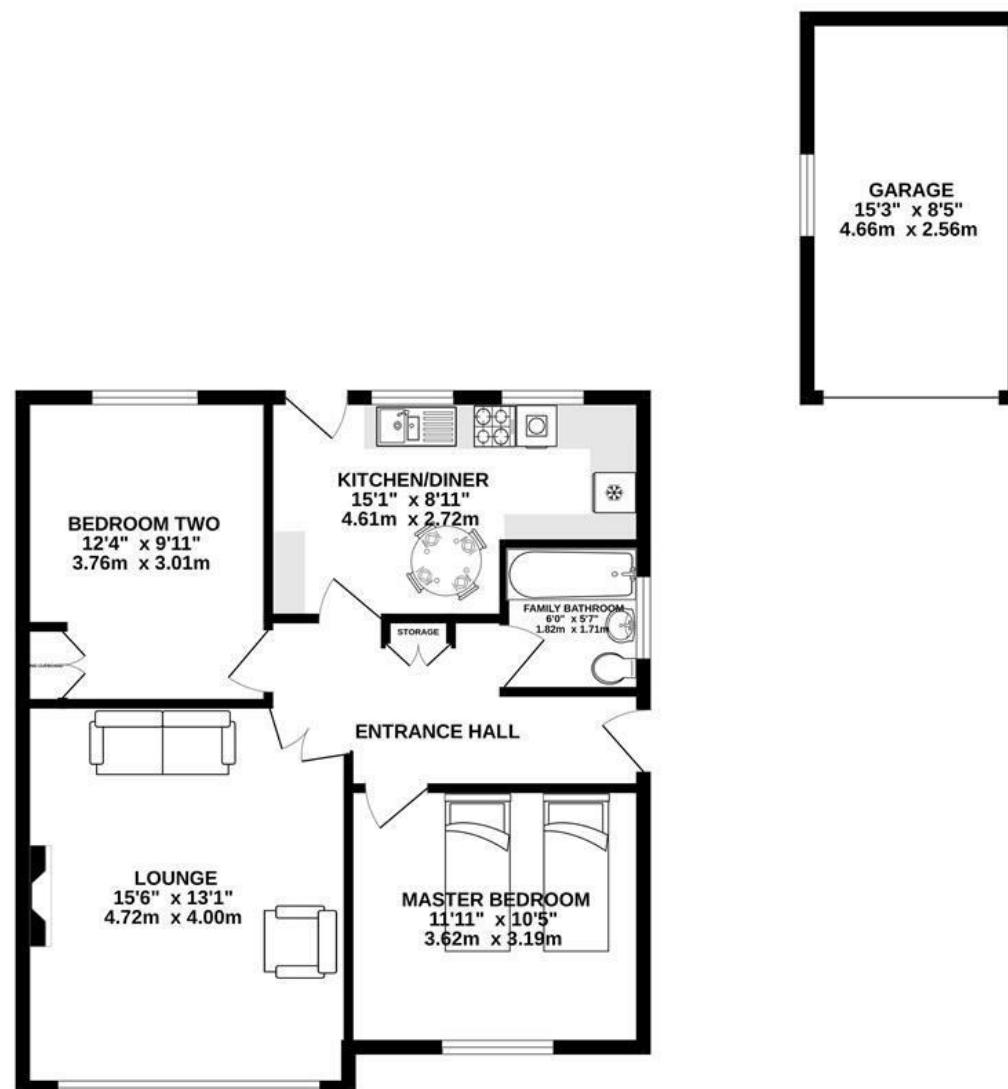






# BEN ROSE

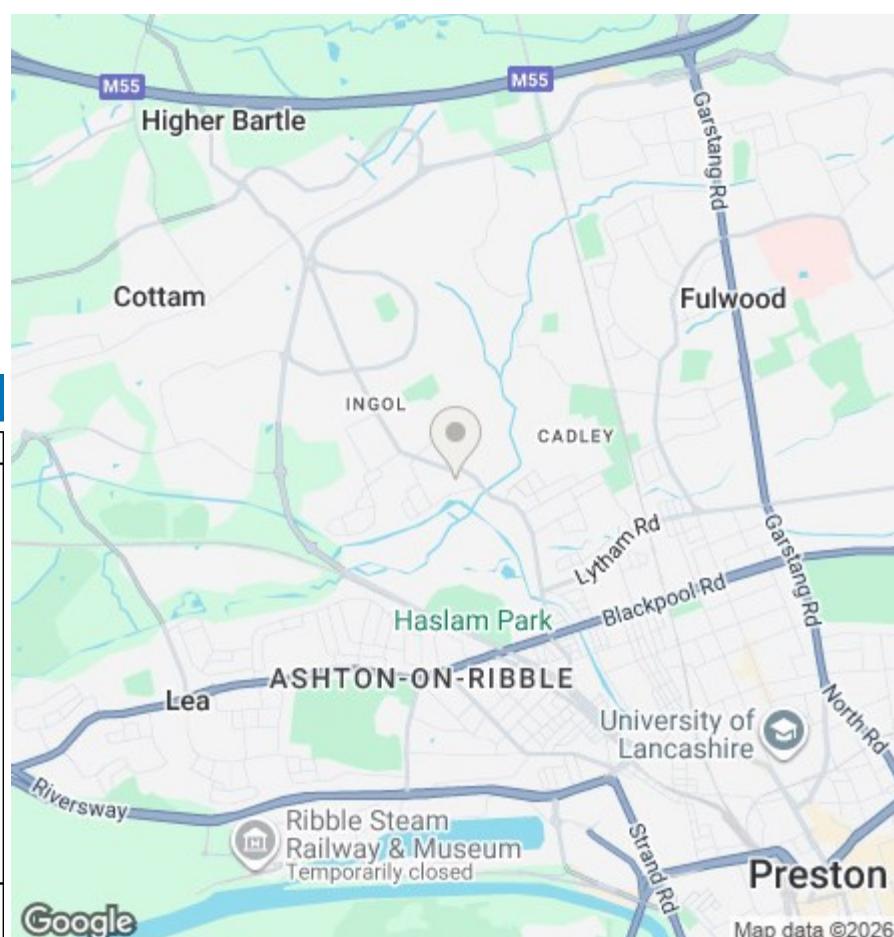
GROUND FLOOR  
801 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.5 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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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		
<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)	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	