



**The Champions, Lea, Preston**

**Offers Over £185,000**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom detached true bungalow, nestled on a quiet cul-de-sac in Lea, Preston. Presented with no onward chain, this would be an ideal home for couples or those looking for convenient single-level living with an abundance of outdoor space.

The home is ideally positioned close Preston and is surrounded by excellent local schools, supermarkets, and everyday amenities. There are also fantastic transport links nearby, including rail services from Preston and convenient access to the M6 motorway and M65 motorway, making this an ideal location for commuters.

Stepping into the property, you will find yourself in the welcoming entrance hall, which provides access to the majority of the home's rooms. On the right, you will enter the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. From here, you will enter the modern kitchen. The kitchen offers ample storage along with space for freestanding appliances and includes an integrated oven and hob. A single door from here leads out to the rear garden.

Moving back to the entrance hall, you will find two well-proportioned bedrooms and a contemporary three-piece shower room. The home also benefits from an attached garage, which is equipped with power and lighting and features an up-and-over door at the front, as well as a single door providing access from the garden.

Externally, the home sits on an enviable-sized plot and benefits from a private driveway providing off-road parking. To the rear is a spacious wrap-around garden featuring a large, well-maintained lawn along with a flagged patio area and a convenient storage shed. This space offers the perfect setting for playing, relaxing, or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





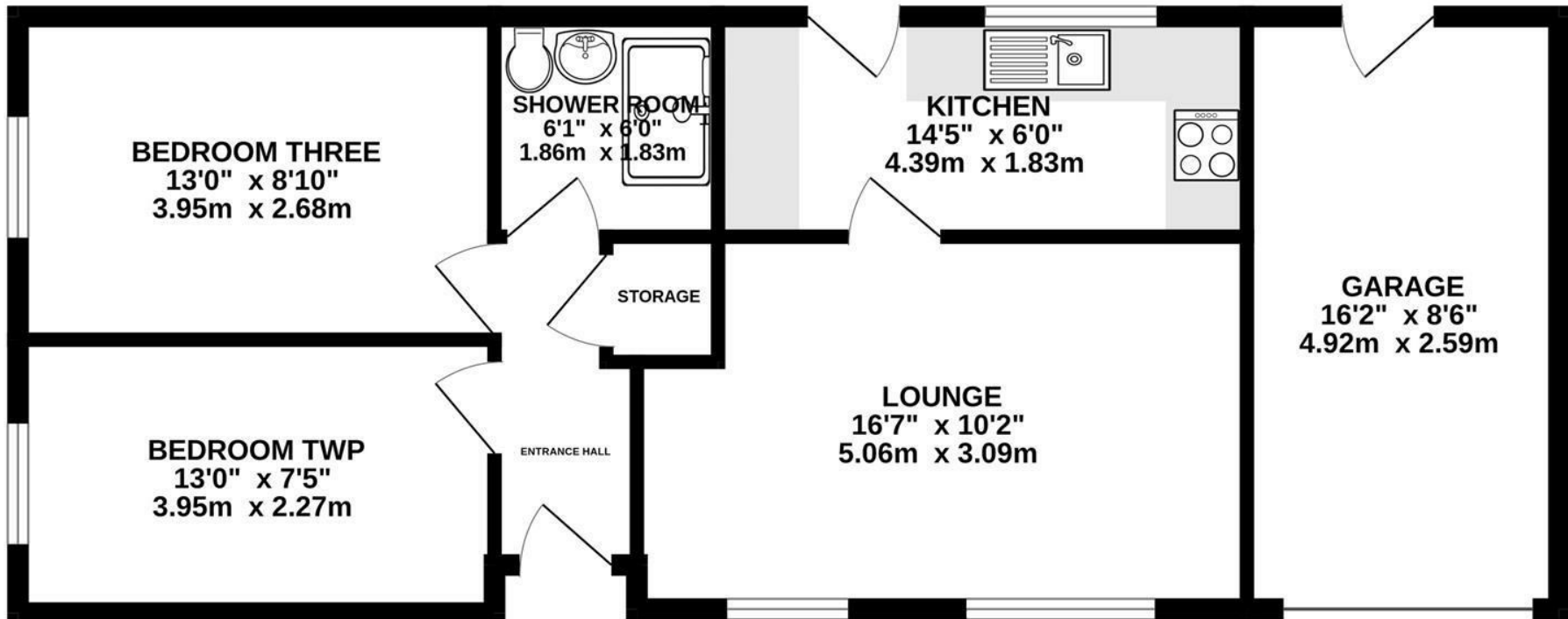








## GROUND FLOOR 674 sq.ft. (62.6 sq.m.) approx.

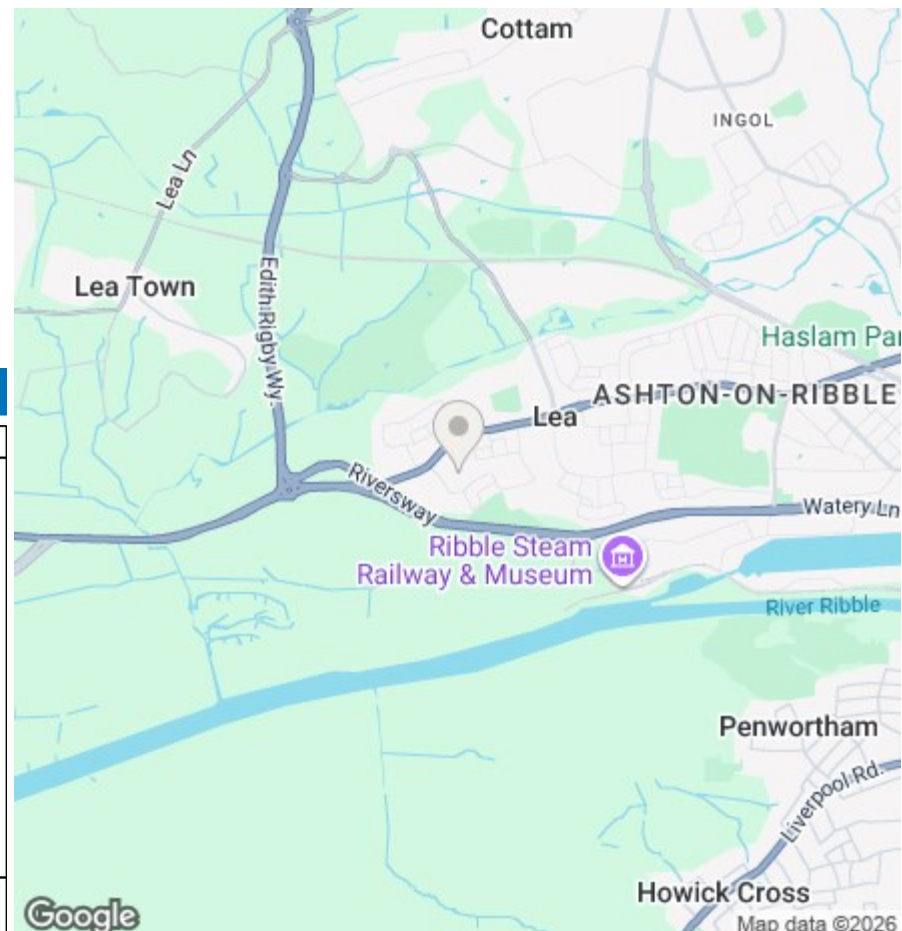


TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>64</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <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	