



**Brook Street, Higher Walton, Preston**

**Offers Over £129,950**

Ben Rose Estate Agents are delighted to bring to market this charming two-bedroom mid-terrace cottage, set in the highly desirable area of Higher Walton. This picturesque property would be the perfect choice for a first-time buyer eager to step onto the property ladder. Conveniently located just a short drive from Preston City Centre, it also benefits from being surrounded by excellent local schools, a range of supermarkets, and an array of amenities. For those needing to commute, fantastic travel links are readily available with a nearby train station and easy access to the M6 and M61 motorways. Early viewing is strongly recommended to avoid disappointment.

Upon entering the property, you are welcomed by a tiled under floor heated porch zone opening to a solid wood parquet floor of the beautiful lounge, creating an immediate sense of warmth and comfort. A front-facing window allows plenty of natural light to pour in, while the space offers ample room to accommodate a full sofa set and additional furnishings. Moving through to the heart of the home, the charming kitchen and breakfast room boasts an open staircase and features a range of wall and base units, along with an integrated hob and oven. A cosy breakfast bar provides seating for two, making it a perfect spot for casual dining.

Towards the rear of the property, there is a convenient storage cupboard and cloakroom area, along with access to the family bathroom. The bathroom continues the luxurious touch with underfloor heating and is fitted with a bath and an over-bath shower, ideal for both quick mornings and long, relaxing evenings.

Heading upstairs, you will find two generously sized double bedrooms. The master bedroom spans the full width of the home and, along with the second bedroom, benefits from fitted storage space, providing practical and stylish solutions for modern living.

To the rear of the property is a low-maintenance block paved yard with gated access to a lane behind, offering additional practicality. On-street parking is available to the front. The property has been refurbished throughout to a high standard, featuring a new boiler, new flooring, fresh carpets, a modernised bathroom, and a stylish updated kitchen. Additional features include a fully boarded loft with convenient ladder access, offering excellent extra storage space.

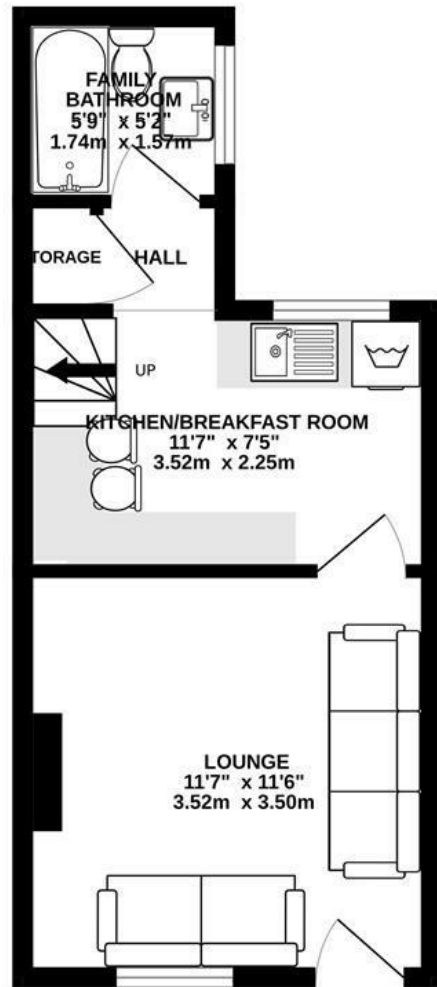




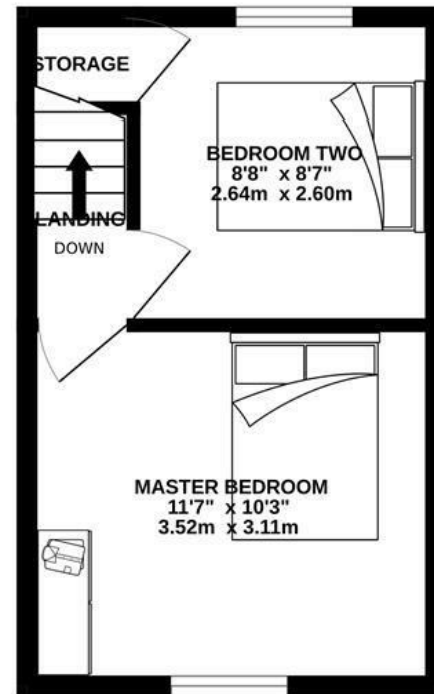


# BEN ROSE

GROUND FLOOR  
263 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR  
218 sq.ft. (20.3 sq.m.) approx.

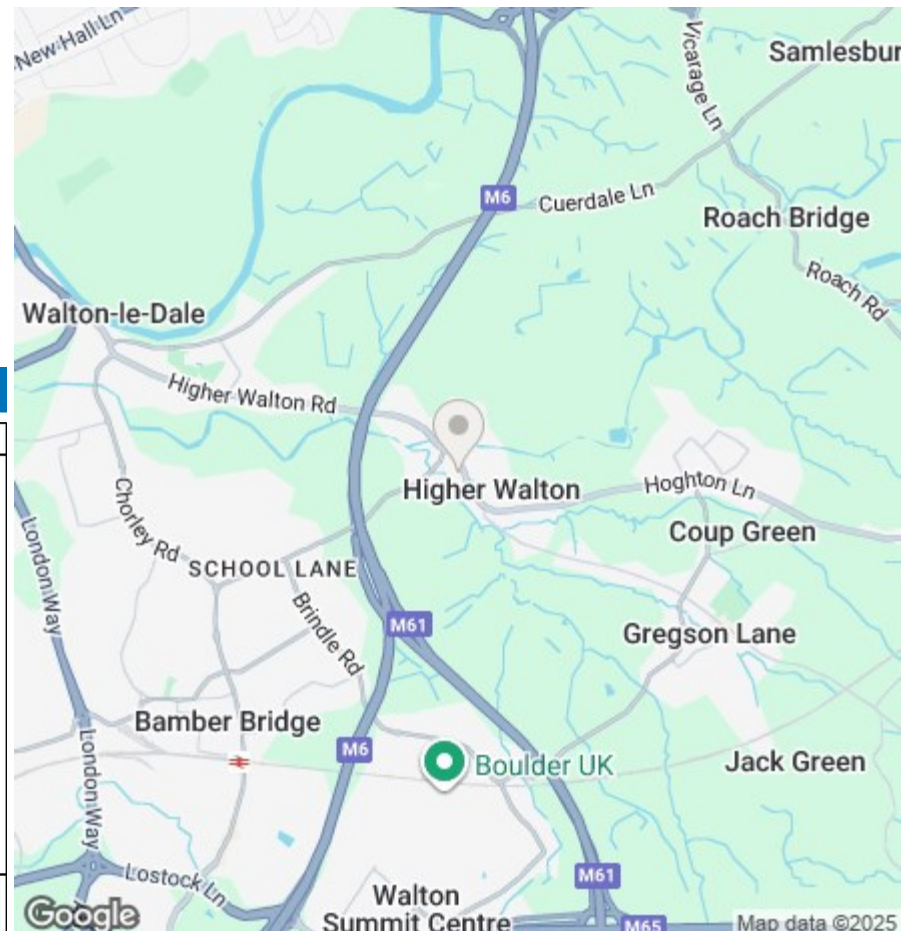


TOTAL FLOOR AREA : 481 sq.ft. (44.7 sq.m.) approx.

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>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	