BEN ROSE

The Campions, Lea, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this well-maintained and beautifully presented two-bedroom semi-detached home, located on a peaceful cul-de-sac whilst being a highly sought-after area of Lea, Preston. This home is newly renovated throughout making it Ideal for first-time buyers, couples, or small families. This charming property offers a comfortable layout with modern touches throughout and is truly ready to move straight into. The home is perfectly positioned for convenience, with a selection of local shops, cafés, reputable schools, and everyday amenities all within easy reach. Excellent transport links are also close by, including regular bus services into Preston city centre, while Preston train station provides direct connections to major cities. For motorists, the M55 and M6 motorways offer superb accessibility, and nearby attractions such as Preston Docklands and the Guild Wheel cycling route provide enjoyable leisure opportunities.

On entering the property, you are welcomed into a small vestibule that opens into the spacious and light-filled lounge. This inviting living space benefits from a modern finish and offers ample room for both seating and dining arrangements. From here, you'll find the staircase to the first floor, along with access to the contemporary kitchen positioned at the rear of the home. The kitchen features sleek cabinetry, generous worktop space, and a convenient breakfast bar, making it a perfect area for both everyday meals and casual entertaining.

Ascending to the first floor, the landing gives way to two well-proportioned bedrooms, each offering comfortable accommodation and versatile use depending on lifestyle needs. Completing this level is the family bathroom, fitted with a modern suite and neutral décor to create a relaxing atmosphere.

Externally, the property enjoys a single driveway to the front, providing off-road parking, alongside a well-maintained lawn that enhances the overall kerb appeal. To the rear, the enclosed garden features a good-sized lawn and a designated patio area, offering an ideal spot for outdoor seating, barbecues, or simply enjoying the warmer months.

In summary, this is a move-in-ready home that delivers a blend of comfort, practicality, and excellent location—making it an ideal opportunity for buyers seeking a well-kept property in a popular residential setting. Early viewing is highly recommended.

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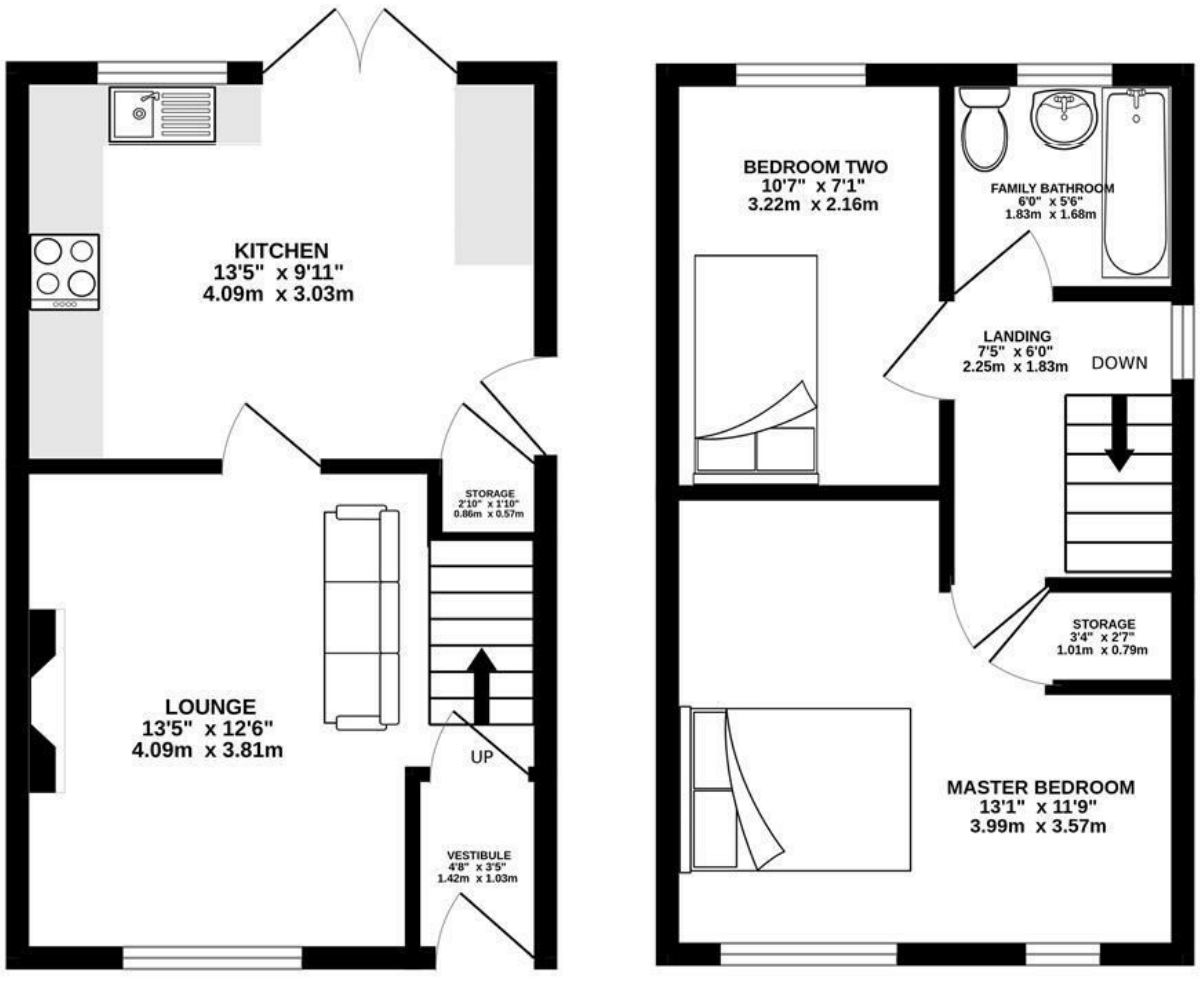
GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.7 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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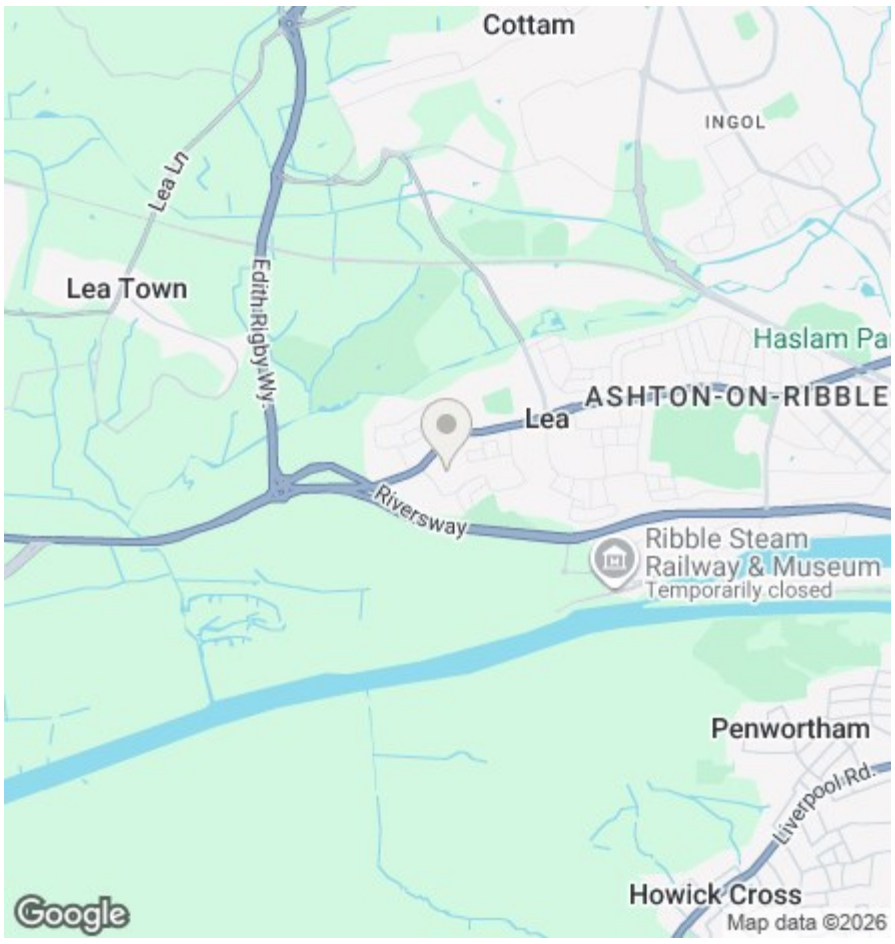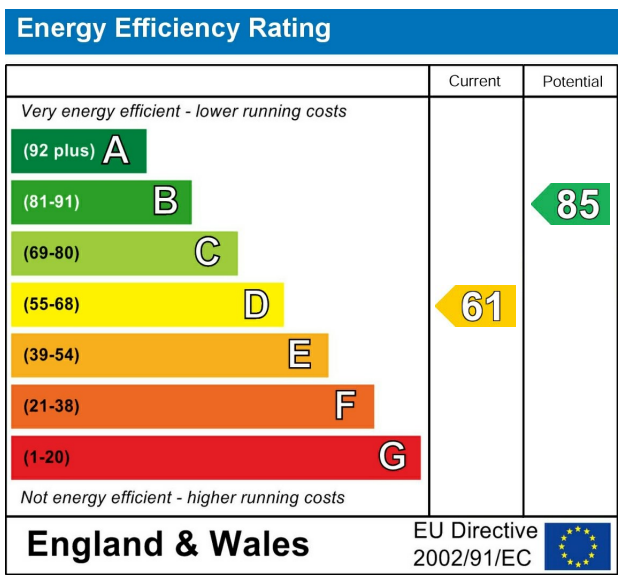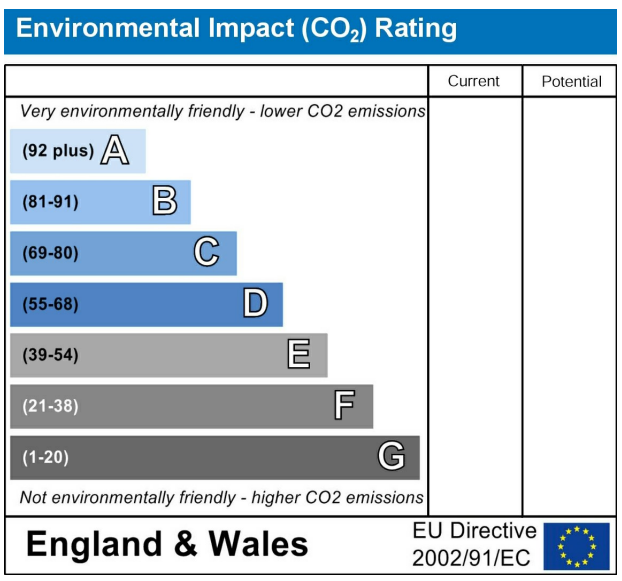
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