



## Kittlingbourne Brow, Higher Walton, Preston

**Offers Over £125,000**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom mid-terrace property, located in Higher Walton. The home is offered with no onward chain, making it ideal for first-time buyers or those seeking a buy-to-let investment. Situated just a short drive from Preston city centre, with Bamber Bridge on the doorstep, residents benefit from convenient access to supermarkets, restaurants, and schools. Additionally, excellent travel links are provided by local bus routes and the nearby M6 and M61 motorways.

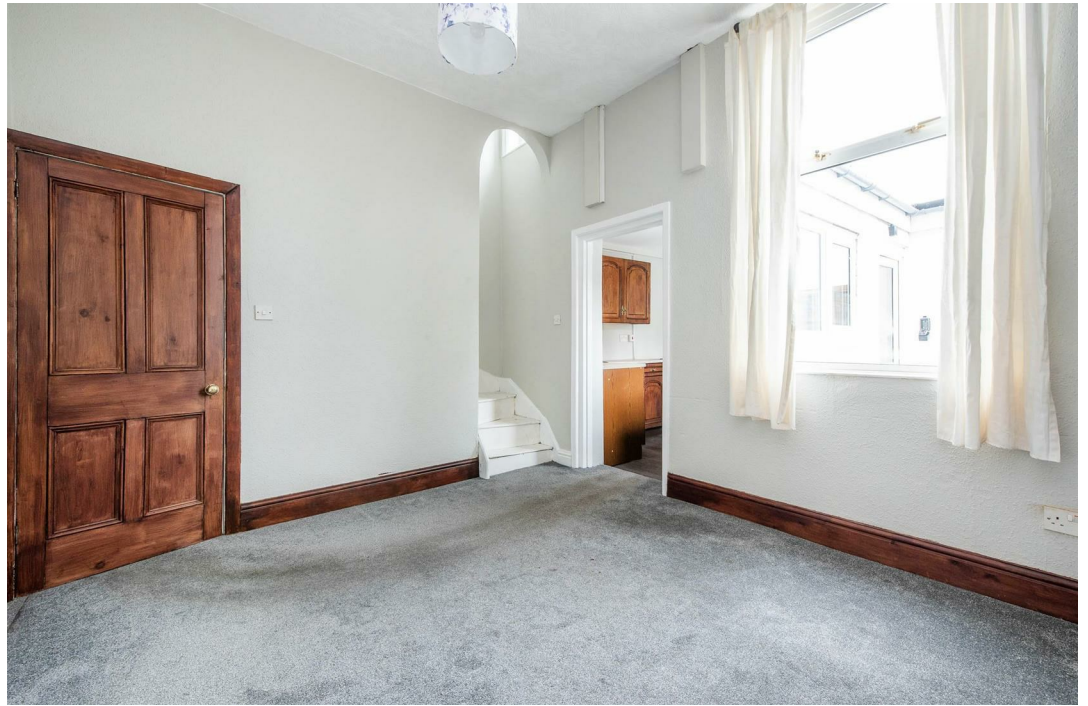
Upon entering the property, you are welcomed into an inviting entrance hall leading through to a spacious front lounge, which features a charming brick fireplace. The adjacent dining room is well-appointed, offering ample space for a large family dining table. The staircase is incorporated within this space, with useful storage beneath. From here, you enter the kitchen, which provides ample storage and space for integrated appliances, and also offers access to a modern three-piece shower room located at the rear.

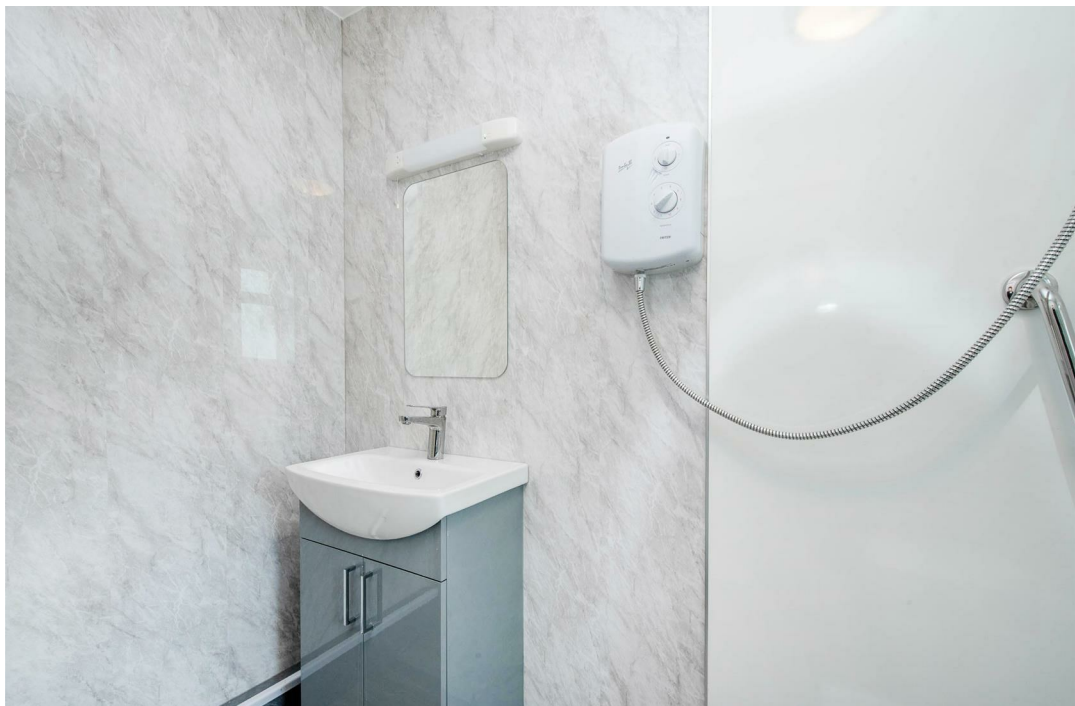
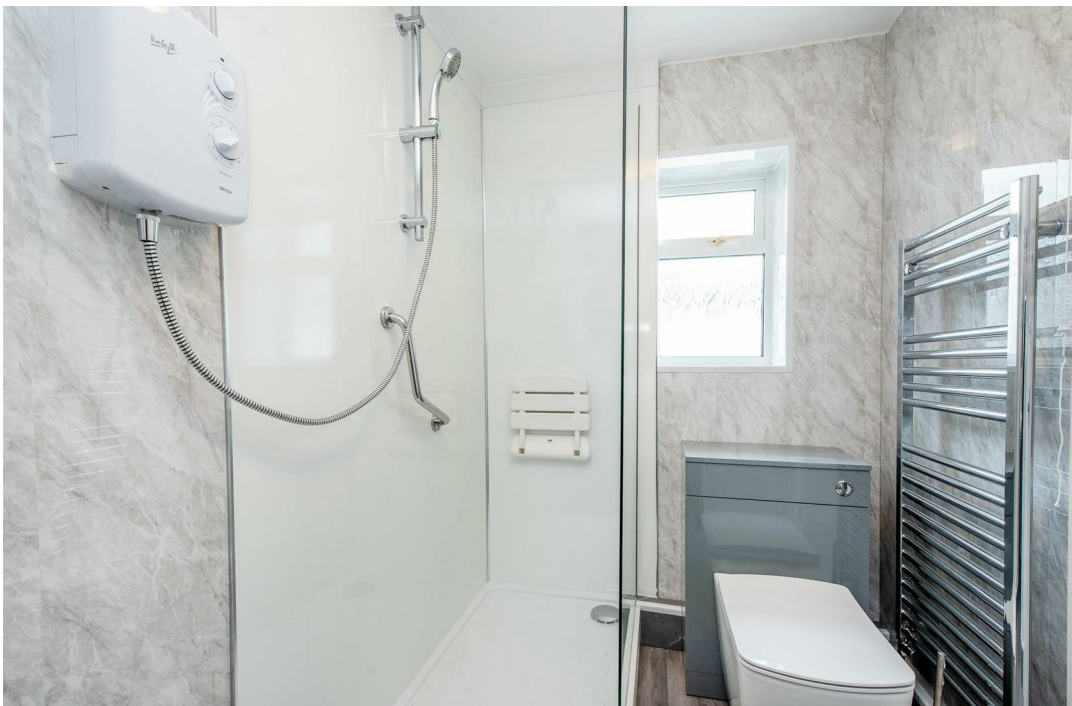
Moving upstairs, the property offers three well-proportioned bedrooms, with both the master bedroom and bedroom two benefiting from integrated storage.

Externally, there is on-road parking to the front, providing convenient access for residents and visitors. There are picturesque wide open field views to the rear where you will find a low-maintenance yard with gated access to a private road behind the property.

Early viewing is highly recommended to avoid any potential disappointment.





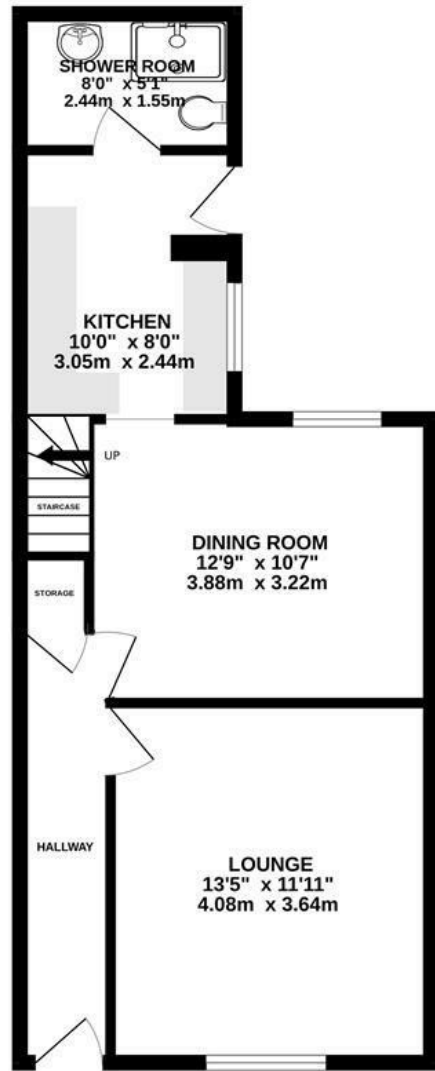




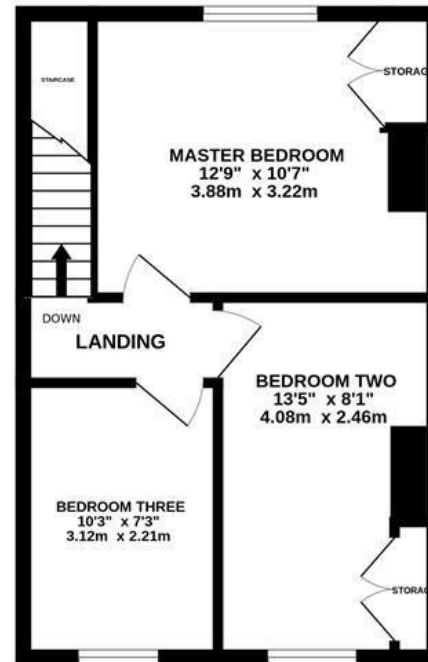




GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.

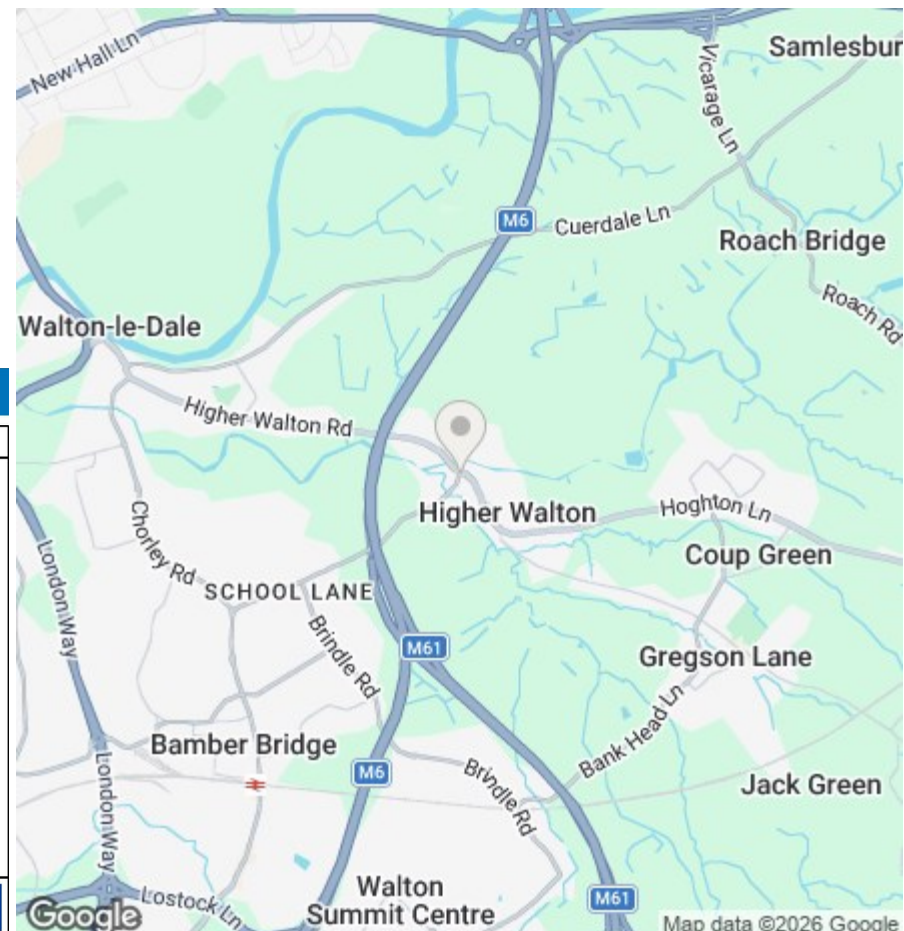


TOTAL FLOOR AREA: 843 sq.ft. (78.4 sq.m.) approx.

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>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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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