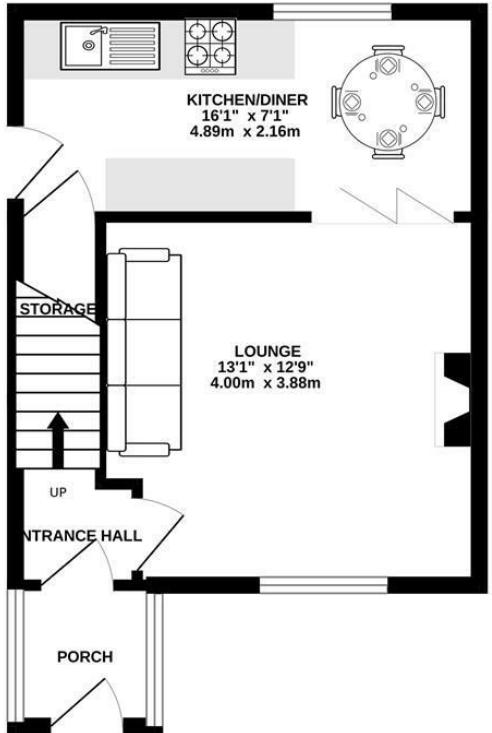
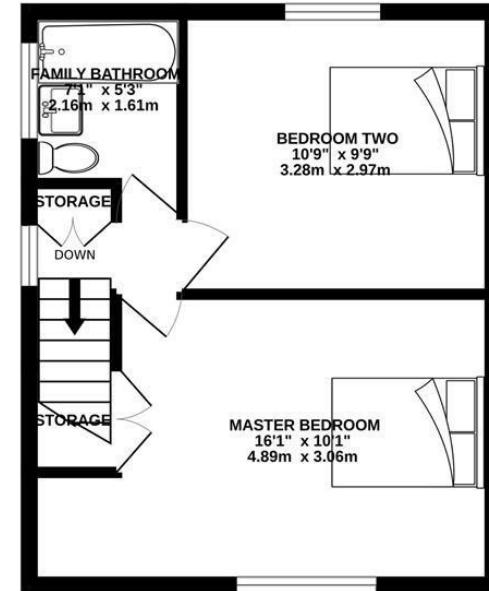


GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 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 sale/purchase purposes only and should be used as such by any prospective purchaser. The service 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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			



BEN **BR** ROSE



Allerton Road, Preston

Offers Over £149,950

Ben Rose Estate Agents are thrilled to introduce this charming two-bedroom, semi-detached home to the rental market, nestled on a sought-after street in Walton Le Dale, Preston. Ideal for first-time buyers seeking a project to put their personal touch on, this property offers a fantastic opportunity for modernization.

Conveniently situated just a short drive away from local shops and amenities, the home also boasts easy access to transport links via the M6/61 Motorways. A recommendation for viewing at your earliest convenience underscores the potential this property holds.

Upon entering you'll find the good sized porch/cloakroom providing access to the entrance hall. The ground floor unfolds seamlessly, featuring a generously sized lounge with a south-facing front window and a charming fireplace. Through a folding door, you'll find access to the kitchen/diner – spanning the length of the home. Here, you'll discover abundant worktops, room for freestanding appliances, and access to both the under stair storage and the rear garden, making it a practical hub for family life.

Venturing upstairs, the first floor compromises of two generously sized bedrooms. The master bedroom, spanning the width of the home, offers integrated storage space.

Adjacent to the master is a three-piece family bathroom, complete with a bath and a storage cupboard housing the boiler.

Outside, the property impresses with a driveway accommodating multiple cars, providing utmost convenience for residents and guests. The easy-to-maintain front lawn sets a welcoming tone, while the rear garden, of substantial size and not overlooked, ensures privacy.

This property is a wonderful opportunity for those taking their first steps onto the property ladder, offering both a sought-after location and the canvas for creating a personalized and comfortable home. Don't miss the chance to explore the potential that awaits within. Viewing is highly recommended.

BEN **BR** ROSE

T 01772 237327 | W [WWW.BEN-ROSE.CO.UK](http://WWW.BEN-ROSE.CO.UK) | E [BAMBERBRIDGE@BEN-ROSE.CO.UK](mailto:BAMBERBRIDGE@BEN-ROSE.CO.UK) | 201 STATION ROAD PR5 6LB

