



Bowlingfield, Ingol, Preston

£795 Per Calendar Month

Ben Rose Estate Agents are pleased to present to the rental market this beautifully presented two-bedroom terraced home, located in the heart of Ingol, Preston. Situated in a popular residential area, this property is ideal for a couple or small family seeking a well-connected home close to a range of local amenities, including shops, schools, and parks. Just a short distance from Preston city centre, the property also benefits from excellent transport links, including nearby bus routes, Preston Train Station, and easy access to the M55 and M6 motorways.

The home has been fully refurbished to a high standard throughout, creating fresh and comfortable accommodation. Internally, the property features an open-plan kitchen/diner with a contemporary fitted kitchen offering ample storage, an integrated oven and hob, and additional space for freestanding appliances. The bright and spacious lounge benefits from a central electric fire and a patio door leading out to the rear garden.

Upstairs, there are two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece shower room completes the internal accommodation.

Externally, to the rear is a generously sized, low-maintenance garden laid with loose stone, providing the perfect space for relaxing or entertaining. The property also benefits from an allocated parking space to the front.

Early viewing is highly recommended to avoid potential disappointment.













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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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