



## **Albert Terrace, Higher Walton, Preston**

**£795 PCM**

Ben Rose Estate Agents are pleased to present to the rental market this well proportioned mid terrace home, ideally suited to couples seeking a comfortable property in a sought after area of Higher Walton. The home offers a practical layout with well sized rooms throughout and is conveniently positioned close to everyday amenities. Excellent bus links provide easy access to Preston and Blackburn, while nearby motorway connections including the M65, M61 and M6 make this an ideal location for commuters. The surrounding area benefits from a range of local shops, services and pleasant walks, creating a well balanced setting for modern living.

Entering the property, the entrance hall provides access through to a spacious lounge and dining room, offering a versatile open space for both relaxing and entertaining. This room benefits from generous proportions and natural light, making it a welcoming hub of the home. To the rear, the modern fitted kitchen is thoughtfully arranged with ample worktop and cupboard space, and provides direct access out to the rear yard, ideal for everyday convenience.

Moving up to the first floor, the property continues to impress with two well sized double bedrooms, both offering comfortable accommodation and flexibility for furniture layouts. The master bedroom sits to the front, while the second double bedroom overlooks the rear. Completing the first floor is a contemporary three piece bathroom, finished to a modern standard and providing a clean, practical space for daily use.

Externally, the property benefits from parking to the rear, a valuable feature for a home of this type. The rear paved yard provides a low maintenance outdoor space, suitable for seating or additional storage. Overall, this is a well located and sensibly laid out rental property offering comfortable accommodation, strong transport links and an attractive setting, making it an excellent choice for prospective tenants.




























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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		
(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 <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		
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