



Farrington Crescent, Preston

£1,395 Per Month

Ben Rose Estate Agents are pleased to present to the rental market this beautifully presented three-bedroom semi-detached property, situated in a highly desirable residential area of Preston. This lovely home offers a modern and spacious layout throughout, combining contemporary living with a warm and welcoming feel. Conveniently positioned within easy reach of Preston city centre, the property is surrounded by a wide range of local amenities, including well-regarded schools, supermarkets, parks, leisure facilities, and regular bus routes. Excellent travel links are also available, with easy access to the M6 motorway, while Preston Train Station provides direct rail links to Manchester, Liverpool, and London, making this an excellent location for commuters.

Stepping into the property, you will find yourself in the bright and spacious kitchen/breakfast room. The contemporary fitted kitchen offers ample storage, with integrated appliances including an oven, hob, dishwasher, and an American fridge/freezer, as well as a convenient breakfast bar with seating for two. Just off the kitchen is a versatile space that can be used as a dining area/home office with access to the front and rear gardens, it also leads to a utility area, which provides additional storage and space for freestanding appliances. Completing the ground floor is the spacious lounge, which features a stunning media wall and double french doors opening onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom two both benefiting from integrated storage. A stylish three-piece bathroom completes this level.

Externally, to the front is a well-maintained garden alongside a private gated driveway providing off-road parking. To the rear is a generously sized garden featuring a modern flagged patio and spacious lawn, creating the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid any 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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

