BEN ROSE

Old School Square, Burleigh Road, Preston

£795 Per Month

Ben Rose Estate Agents are pleased to present to market this well-presented ground floor apartment, offering spacious and comfortable accommodation that is ideal for first time buyers, couples or those looking to downsize. Ready to move straight into, the property benefits from tasteful improvements including new blinds fitted throughout and a new oven and hob in the kitchen. Situated within a well-maintained apartment complex in Preston, the home enjoys a convenient location with a wide range of local amenities close by, including supermarkets, shops, cafés and leisure facilities. Excellent transport links are also within easy reach, with regular bus services, Preston Railway Station providing direct connections to major cities, and convenient access to the M6, M55 and M65 motorways, making commuting to Manchester, Liverpool, Lancaster and beyond both simple and efficient.

Stepping into the property, you are welcomed by a spacious entrance hall complete with useful built-in storage. From here, you'll find the generous master bedroom, offering comfortable double accommodation with ample space for additional furnishings. The bright and spacious lounge provides a versatile living area with plenty of room for both lounge furniture and a dining table if desired, making it ideal for relaxing or entertaining guests. Leading off the lounge is the well-appointed kitchen, fitted with an excellent range of cupboards and worktop space, while also benefiting from a recently installed oven and hob. Completing the accommodation is the three-piece family bathroom, finished in a practical and neutral style.

Externally, the apartment forms part of a well-maintained residential development, creating an attractive and welcoming setting for residents. The complex benefits from ample parking for both homeowners and visitors, ensuring everyday convenience and ease. Combining generous internal space, modern updates and an excellent location close to amenities and transport links, this is a fantastic opportunity for first time buyers, couples or investors seeking a property that is ready to enjoy from day one.

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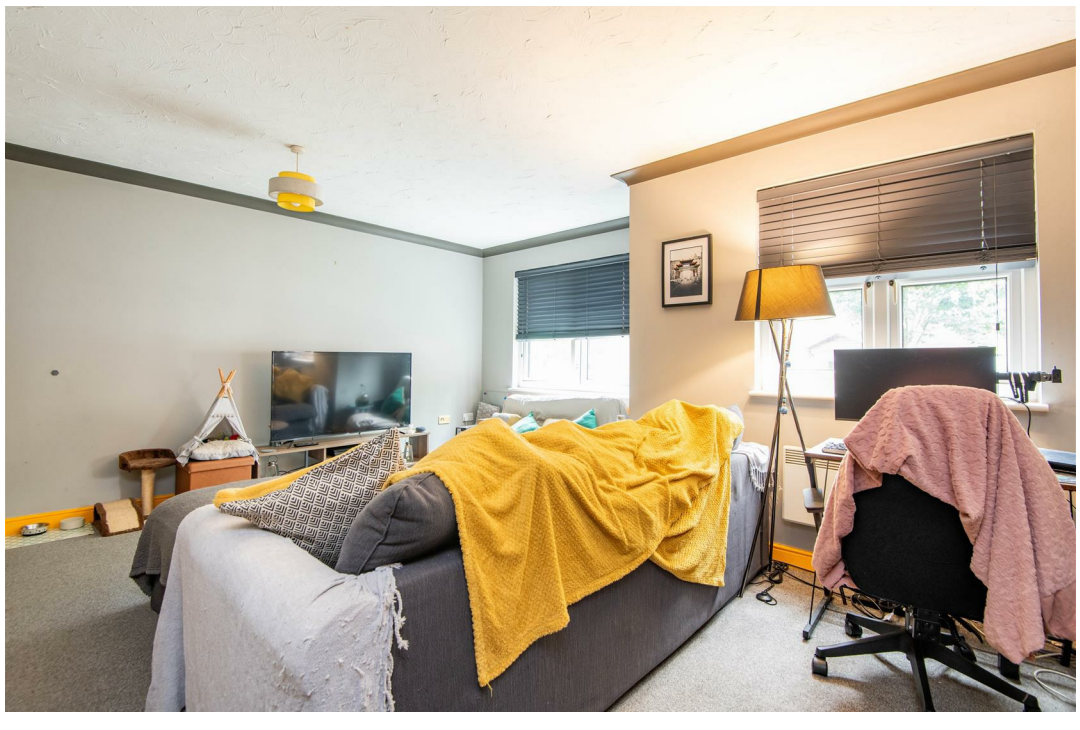

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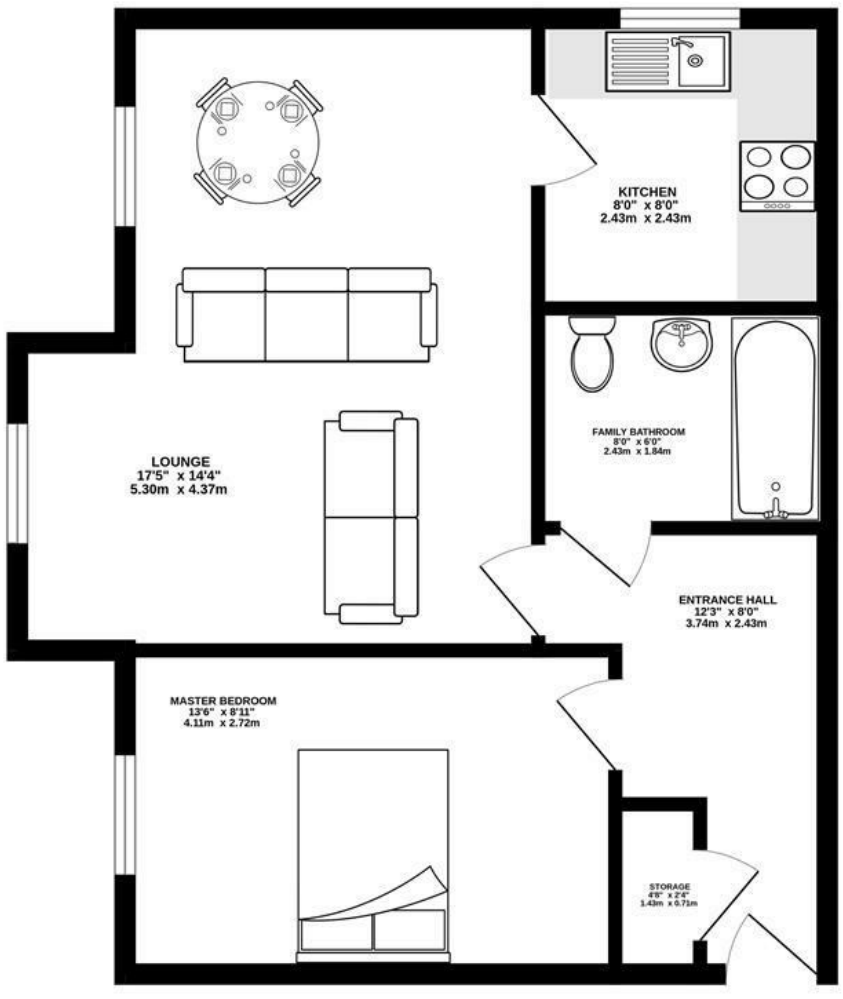
GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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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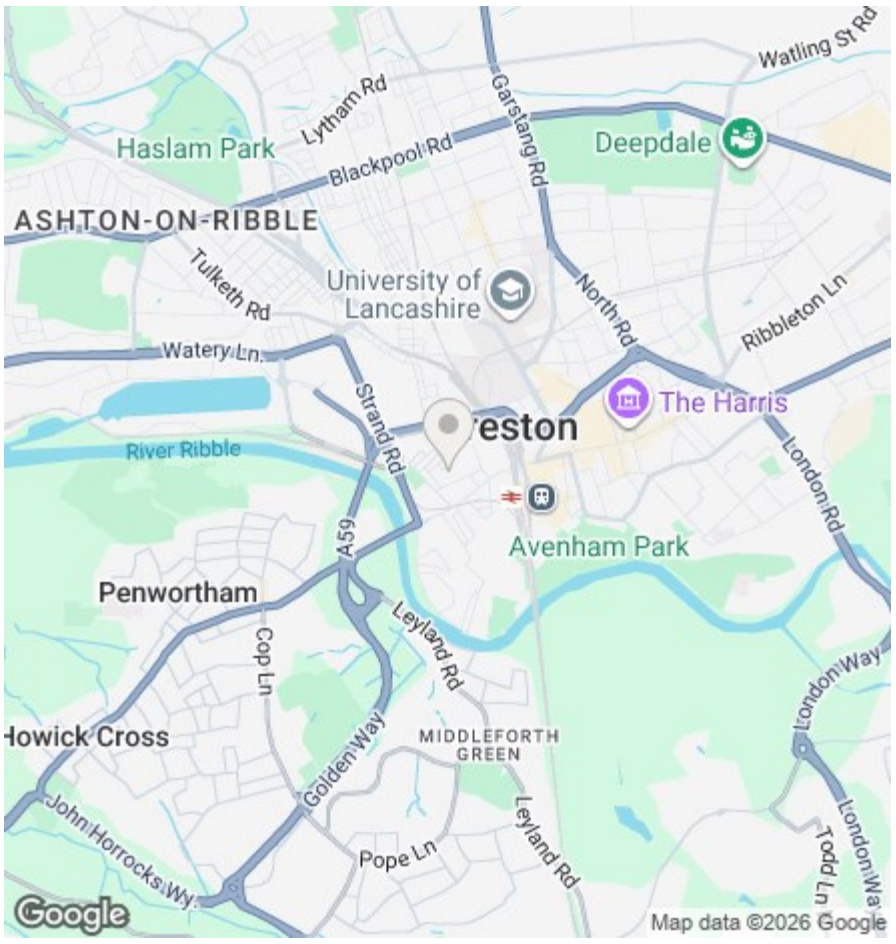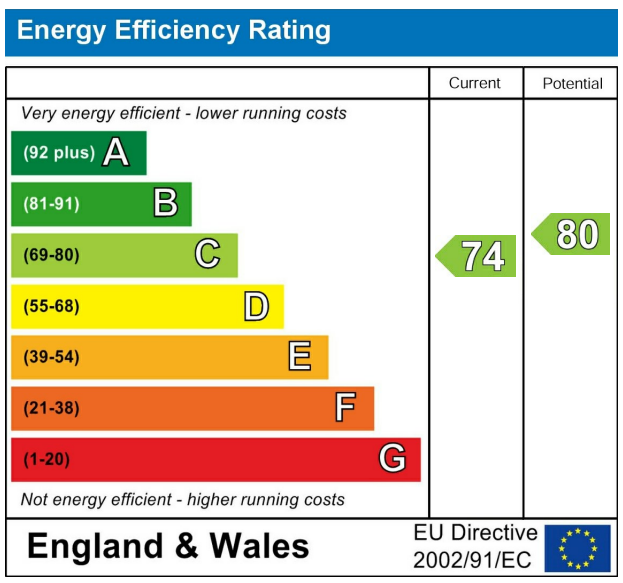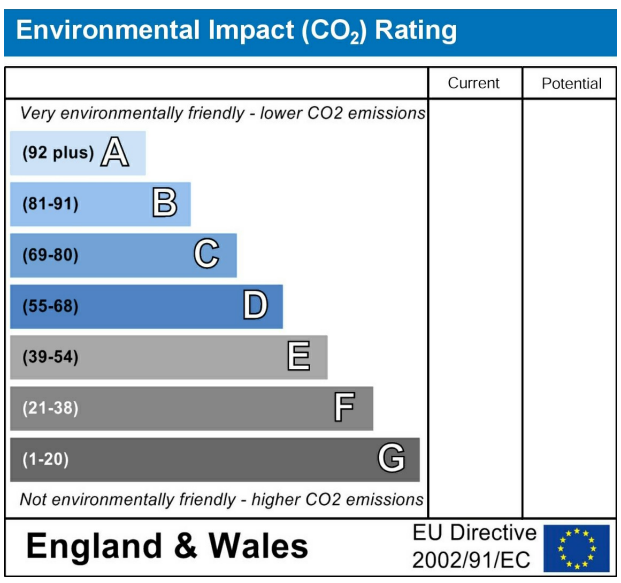
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.