



Manor House Lane, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached home, situated in a popular residential area of Preston. Perfect for first-time buyers, the property is within easy reach of a wide range of local amenities, including shops, restaurants, bars, and well-regarded schools. Excellent transport links are also on hand, with rail services available from Preston railway station providing direct connections across the region and beyond. The nearby M6 and M61 motorways further enhance accessibility, making this an ideal location for commuters.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the first floor. To the right, you will find the spacious lounge, which features two large windows overlooking the front aspect, allowing for plenty of natural light. From here, you enter the modern kitchen, which offers ample storage and is fitted with an integrated oven and hob. Just off the kitchen is access to a convenient WC, as well as a separate utility room with a sink and additional space for freestanding appliances.

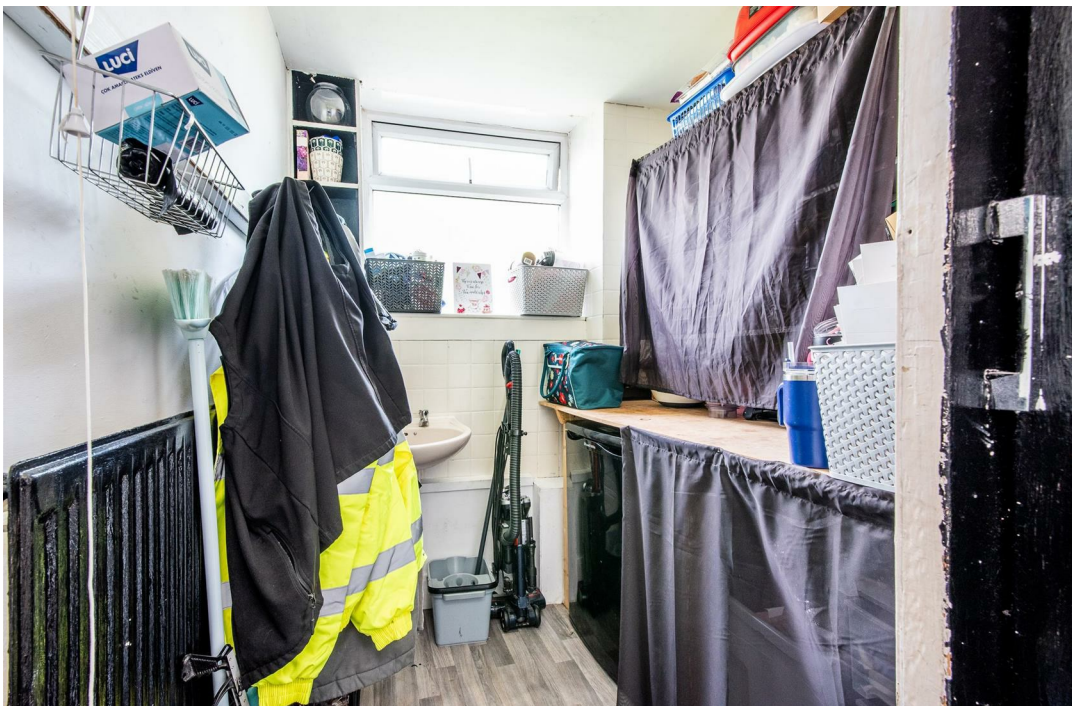
Upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A spacious three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front, there is a gated driveway providing off-road parking, along with additional on-street parking. To the rear is a generously sized lawned garden, offering an ideal space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





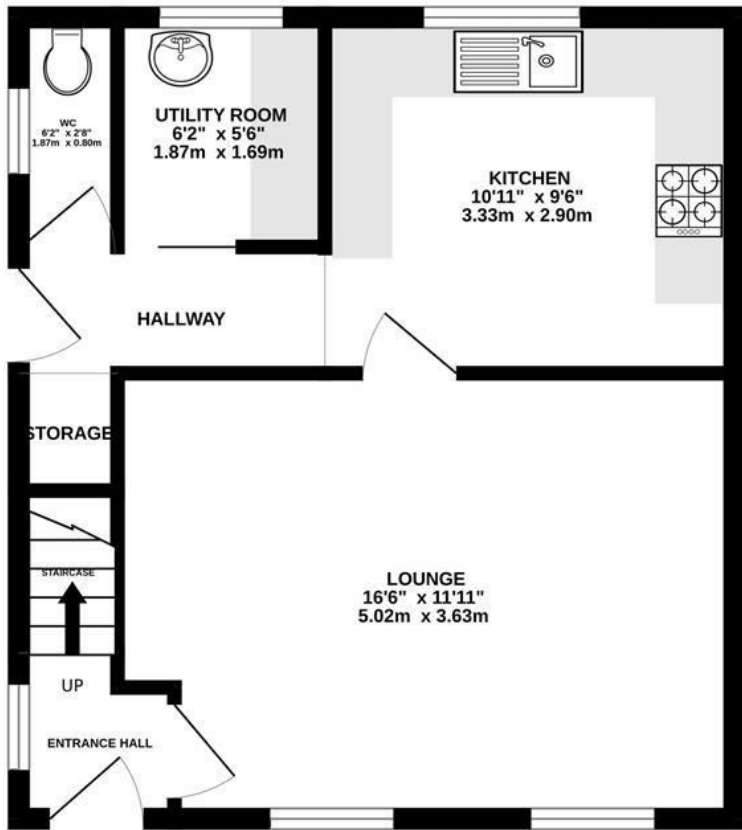




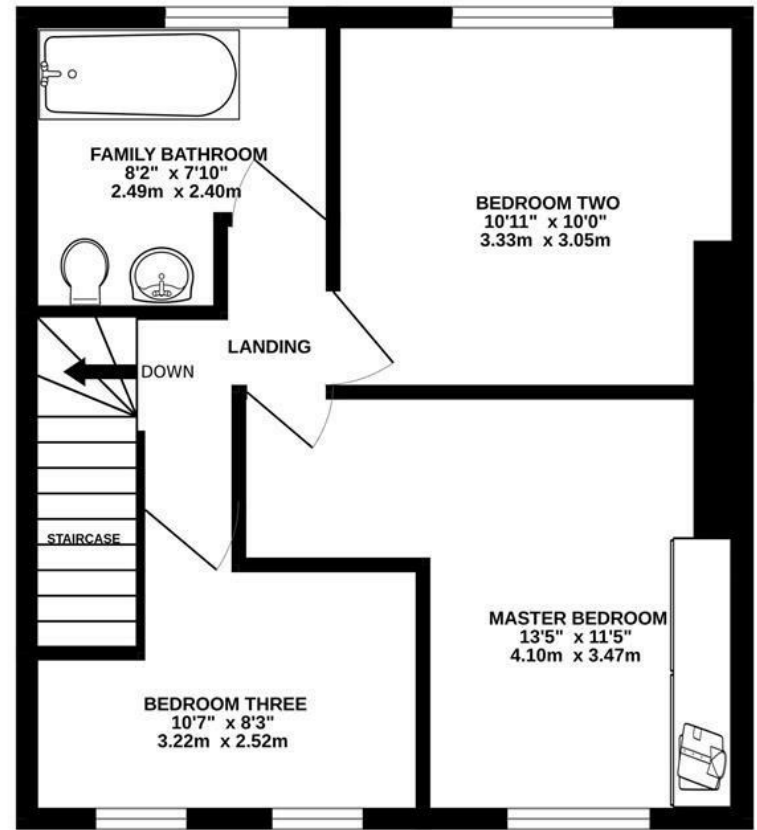




GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.

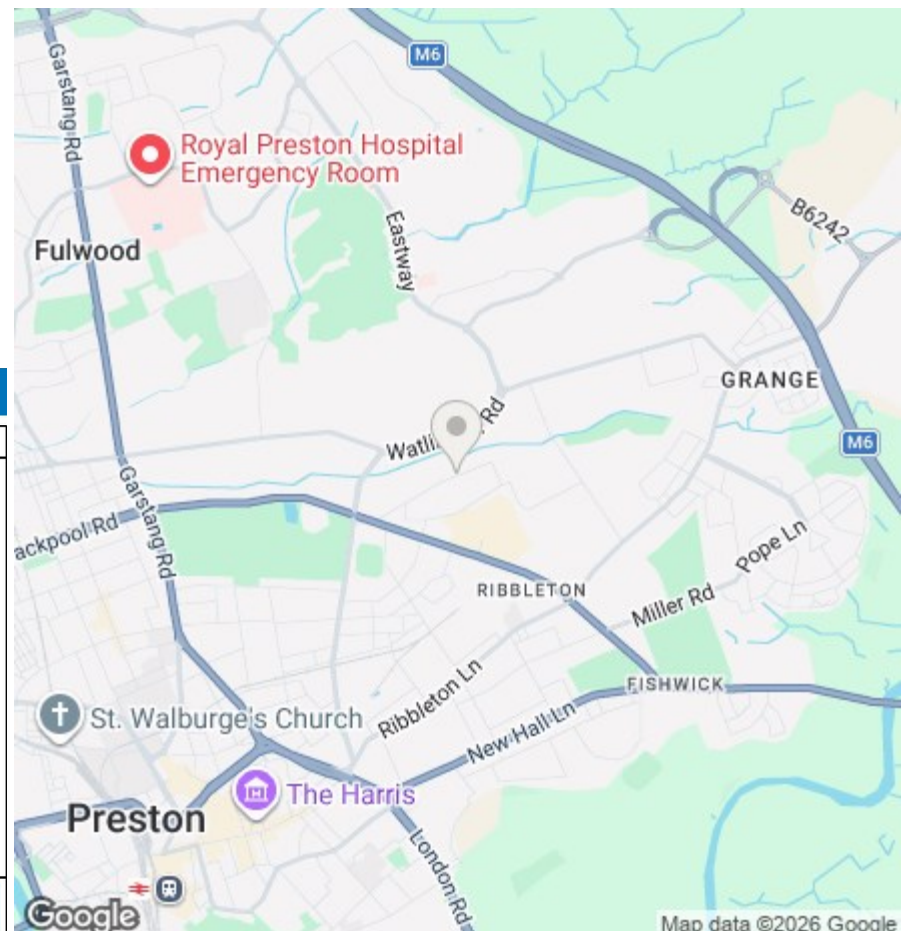


TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

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 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.



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 CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	