



Chain House Lane, Whitestake, Preston

Guide Price £200,000

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom mid-terrace home, situated within the increasingly popular area of Whitestake, Lancashire. Perfectly suited towards first time buyers, this modern and stylish property offers spacious accommodation throughout with tasteful finishes that allow any prospective buyer to move straight in with minimal work required. The home enjoys a convenient position close to a range of local amenities including supermarkets, cafés, schools and leisure facilities, whilst also benefiting from excellent travel links nearby. The M6 and M65 motorways are easily accessible, making commuting towards Preston, Blackburn and Manchester highly convenient, while nearby train stations such as Lostock Hall and Preston provide direct rail services across the region. There are also regular bus routes within the area, as well as beautiful nearby countryside walks and attractions including Cuerden Valley Park only a short drive away.

Upon entering the home, you are welcomed into the entrance hall which leads through into the spacious front lounge. This inviting living space has been thoughtfully designed with a bespoke built media wall featuring a fireplace and TV mount, creating a stylish focal point perfect for relaxing or entertaining guests. Moving through the property, you'll find the modern kitchen/breakfast room which has been fitted with a range of integrated appliances alongside ample worktop space and a breakfast bar comfortably seating two people, ideal for casual dining. Located just off the kitchen is a highly convenient utility room offering additional storage and laundry space, as well as a downstairs WC completing the ground floor accommodation.

To the first floor, the property continues to impress with three well-proportioned bedrooms, all offering flexibility for growing families, guests or those working from home. The accommodation is served by a contemporary shower room finished to a modern standard, featuring stylish fittings and a clean, sleek design.

Externally, to the front of the property is a driveway providing off-road parking for up to two vehicles. To the rear, there is a generously sized yard offering a low-maintenance outdoor space with plenty of room for seating and entertaining during the warmer months. Combining modern interiors, practical living space and an excellent location, this renovated home presents a fantastic opportunity for first time buyers looking to step onto the property ladder.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.















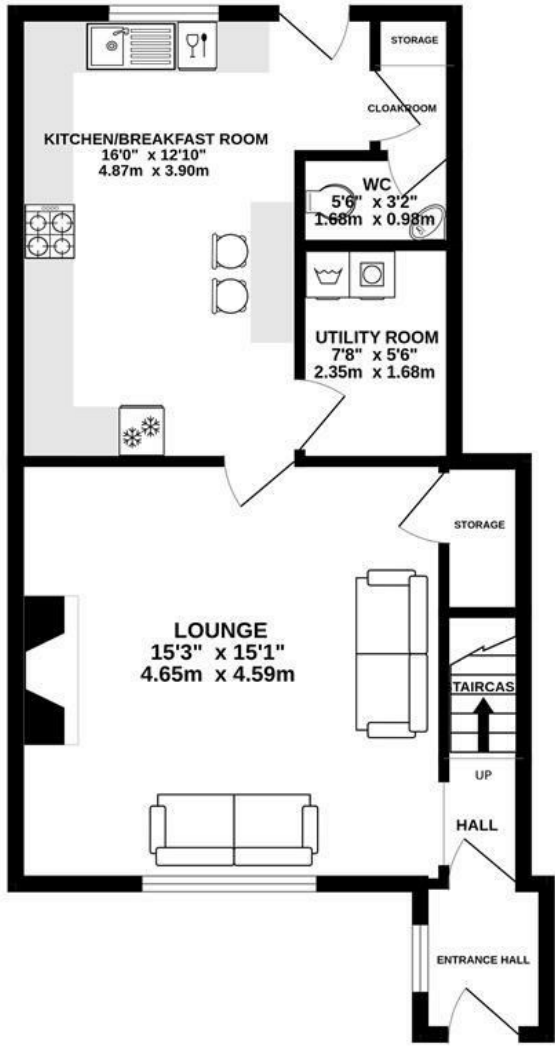




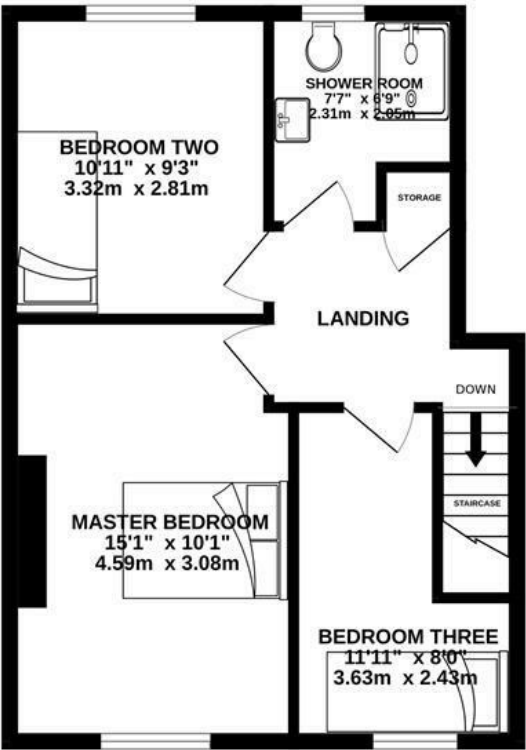


BEN ROSE

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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		
	69	82
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

