



Mornington Road, Preston

Offers Over £119,950

Ben Rose Estate Agents are pleased to present to market this charming mid terrace home, ideal for families, couples, and first time buyers, situated in the sought-after area of Preston, Lancashire. This well-proportioned property offers comfortable living spaces throughout, blending practicality with a warm and inviting feel. The home benefits from a convenient location close to Preston City Centre, offering a wide range of shops, restaurants, and leisure facilities. Excellent travel links are nearby, including rail services from Preston station and easy access to the M6 motorway and M61 motorway, making it perfect for commuters.

Upon entering the home, you are welcomed by a vestibule leading into a spacious lounge featuring a charming flueless gas fire, creating a cosy focal point. Moving through, the dining room provides ample space for entertaining, with access to the first floor and a door leading out to the rear yard. The fitted kitchen offers practical storage and workspace, whilst the ground floor is completed by a modern three piece bathroom suite.

To the first floor, the property continues to impress with a generously sized master bedroom and a second well-proportioned double bedroom. A third bedroom offers versatility, ideal as a single bedroom, nursery, or home office. This floor also benefits from a three piece family bathroom, providing convenience for busy households.

Externally, the property offers street parking to the front. To the rear is a private paved yard, enhanced with attractive potted plants, providing a pleasant low-maintenance outdoor space for relaxing. This delightful home combines comfort, convenience, and a prime location, making it an excellent opportunity for a range of buyers.







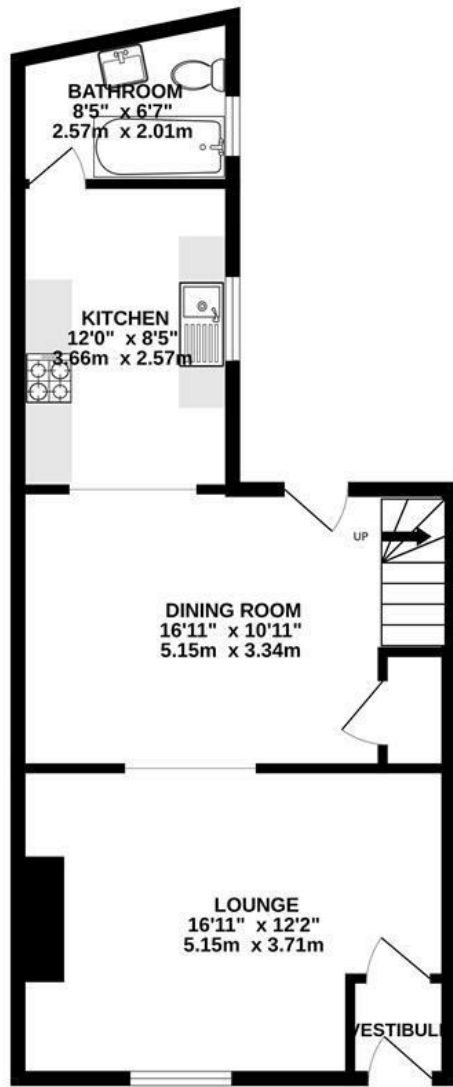




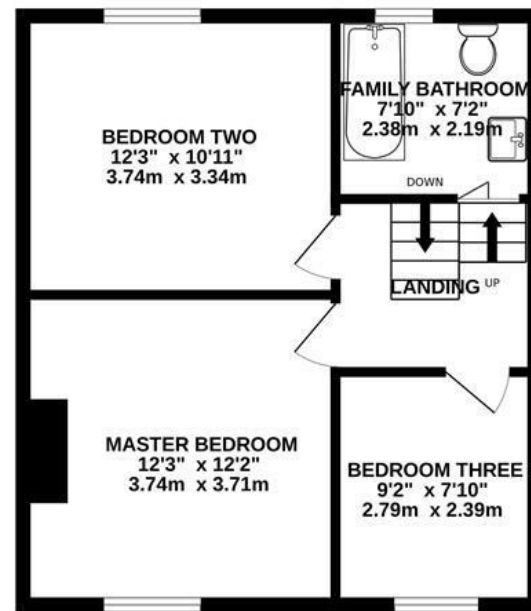


BEN ROSE

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.

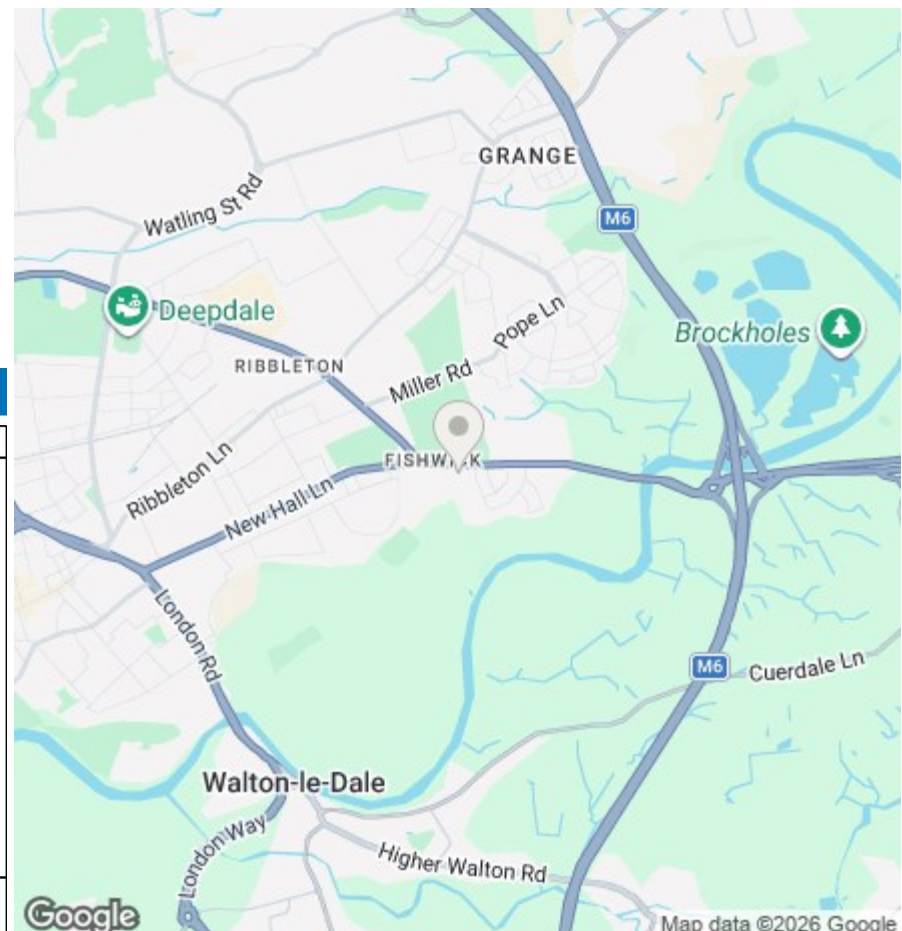


TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

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	