



## Fletcher Road, Preston

**Offers Over £119,950**

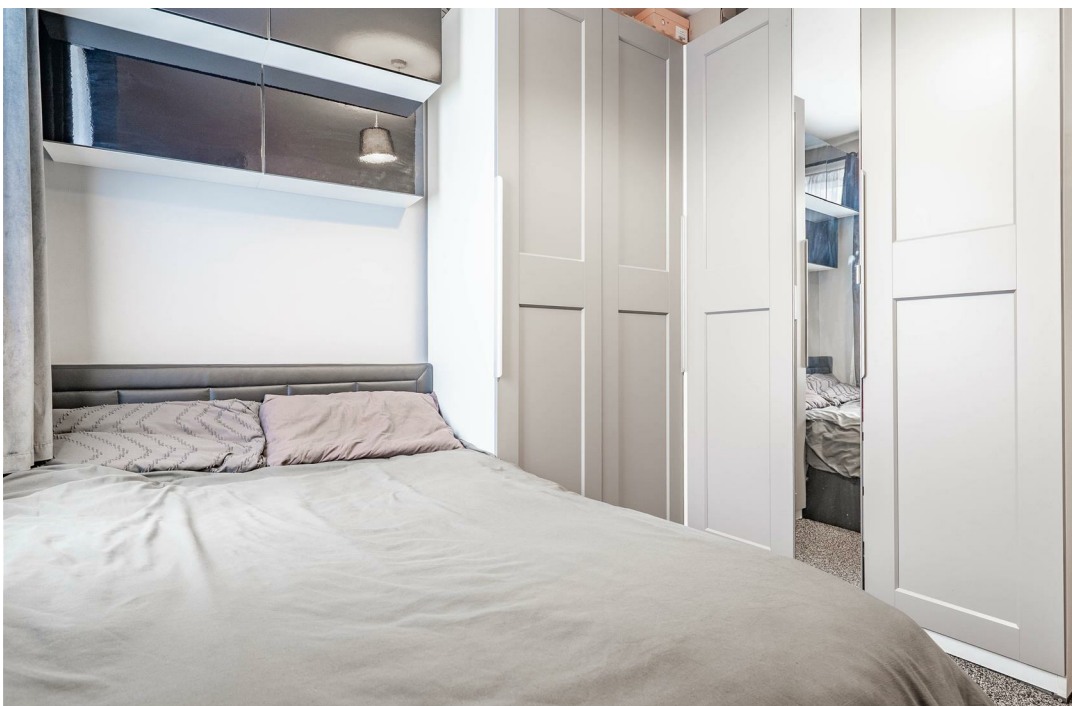
Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom mid-terrace home, ideally suited to couples and first-time buyers looking to step onto the property ladder. Offering generous internal space and a practical layout, this home provides comfortable modern living at an accessible level. Situated in Preston, the property benefits from close proximity to the City Centre, where you'll find a wide range of shops, restaurants, leisure facilities and entertainment venues. Excellent transport links are nearby, including Preston railway station with direct services to major cities, as well as easy access to the M6 and M61 motorways, making commuting straightforward and convenient.

As you enter the property, you step directly into a large open plan lounge and kitchen area, creating a bright and sociable main living space. The lounge offers ample room for both seating and dining, making it ideal for relaxing or entertaining. To the rear, the fitted kitchen is thoughtfully arranged with plenty of storage and worktop space, along with a breakfast bar for casual dining. A rear door provides direct access to the yard, allowing for easy indoor-outdoor flow.

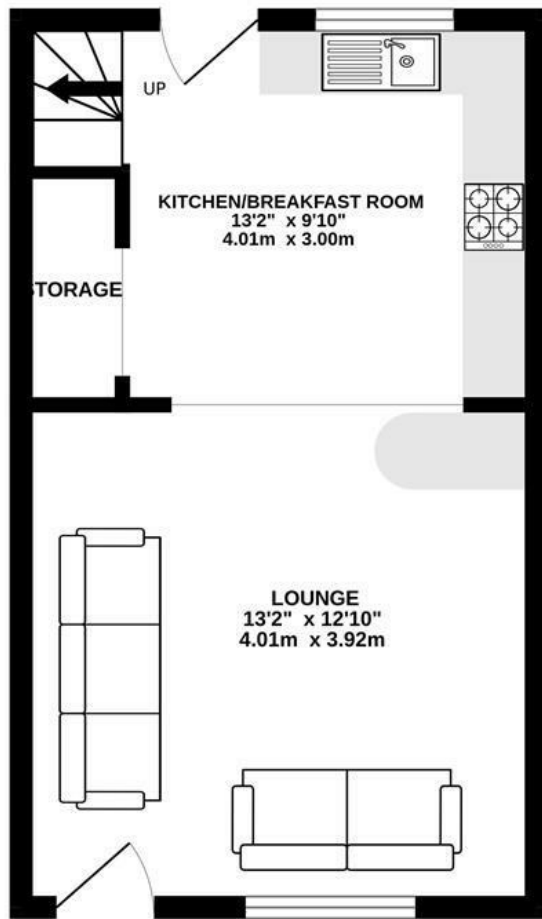
Moving upstairs, the first floor hosts two well-proportioned double bedrooms, both offering comfortable accommodation with space for wardrobes and additional furnishings. The layout is ideal for sharers, guests or a home office setup. Completing this floor is a three-piece family bathroom fitted with a bath and overhead shower, wash basin and WC.

Externally, the property benefits from on-street parking to the front. To the rear is a low-maintenance enclosed yard finished with artificial grass, providing a private outdoor space that can be enjoyed year-round — a practical and appealing home in a convenient city location.

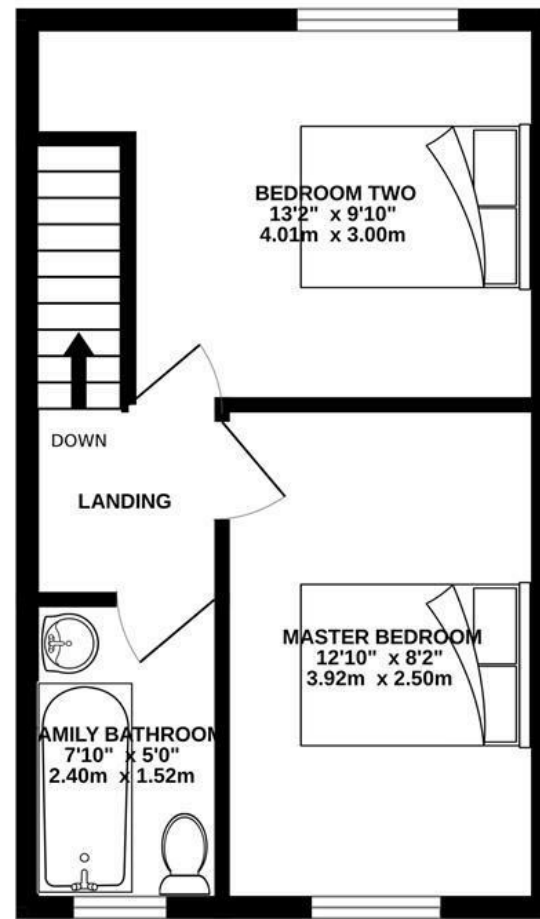




GROUND FLOOR  
299 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.7 sq.m.) approx.

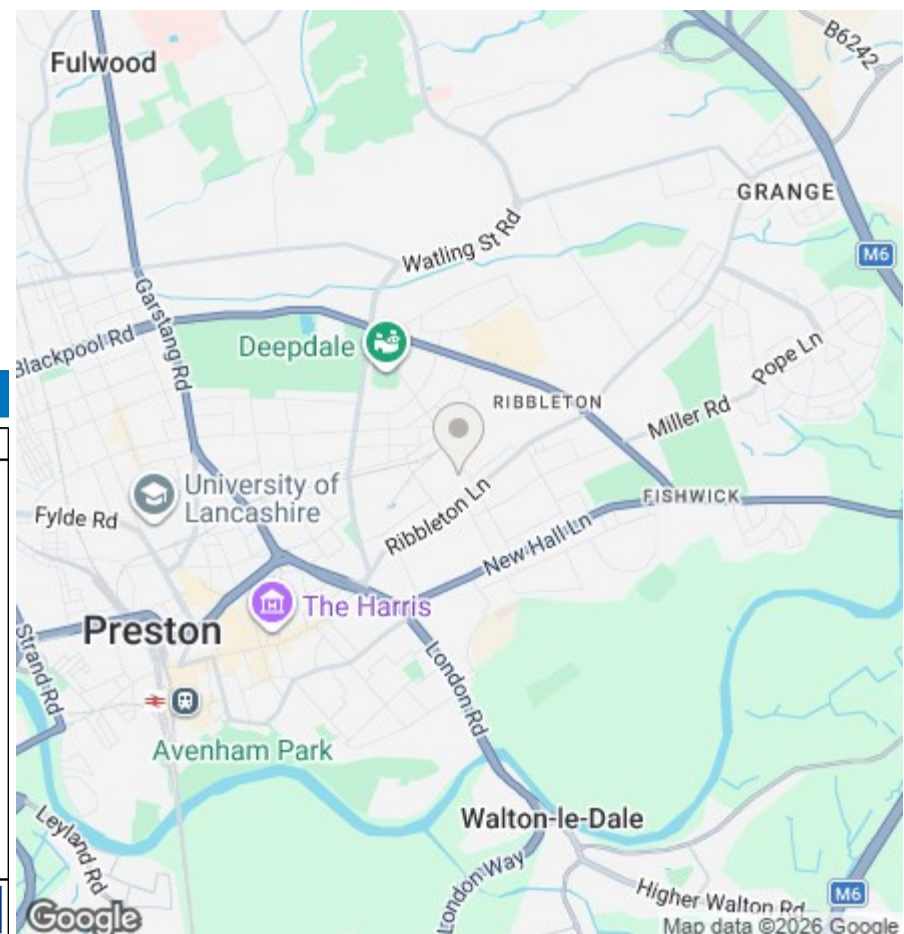


TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	