



Broadgate, Preston

Offers Over £149,950

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, two-bedroom, mid-terrace property overlooking the River Ribble in Preston City Centre. The home is in need of some light modernisation but would make an ideal family home with local walks nearby through Avenham Park and down by the river. There is also easy access to the city centre from here as well as travel links via local motorway links and Preston train station.

Entering through the front door, you're welcomed into the entrance hall, leading you into the spacious front lounge boasting a feature fireplace and a charming bow-fronted window, flooding the room with natural light. Adjacent is the dining room, perfect for family gatherings, with the rear porch conveniently located just off it. From here, you can access the kitchen, which offers through access to the under stair storage, maximizing space and practicality.

Ascending to the first floor, you'll find two well-proportioned bedrooms, both benefiting from fitted wardrobes, offering ample storage solutions. The three-piece family bathroom which is newly fitted, completes this level, providing convenience and functionality for the household.

Externally, the property features gated parking for one car at the front, with additional parking available on the street for guests. The rear garden is generously sized, extending to the tree line behind, offering a good amount of privacy. It boasts a raised patio area, perfect for outdoor entertaining, while a lawn area below provides a space for relaxation.

In summary, this mid-terrace property offers comfortable family living in a desirable location, boasting convenient access to amenities, transport links, and picturesque surroundings. With its potential for modernisation, it presents an exciting opportunity for buyers to create their dream home.







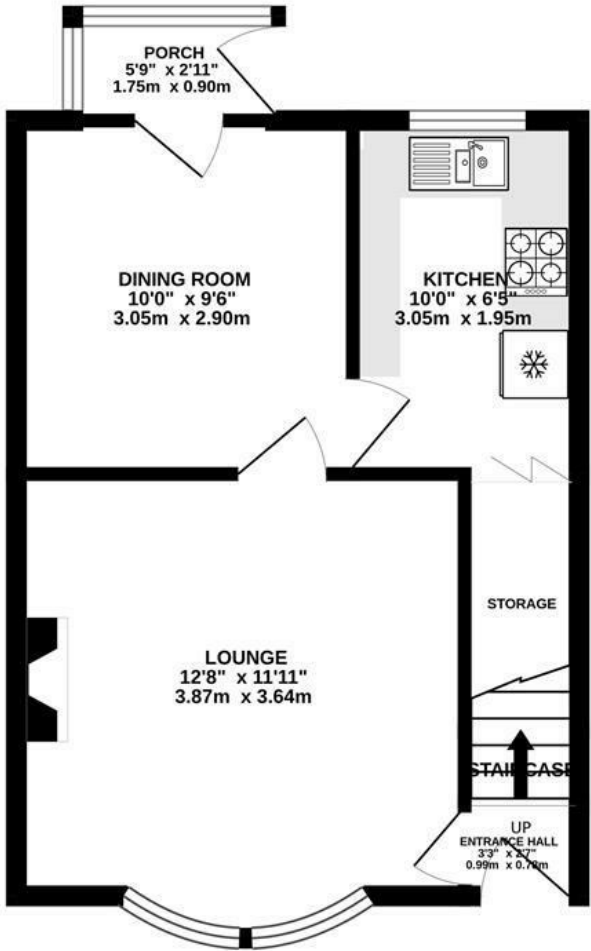




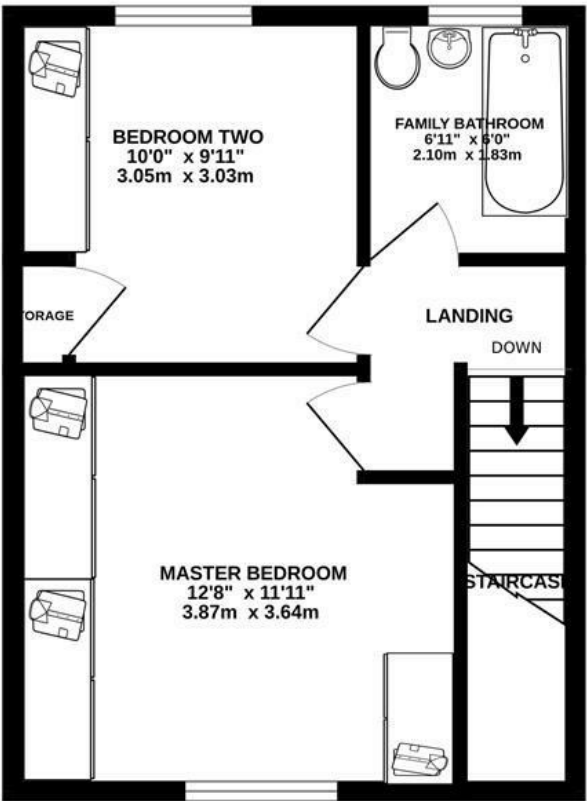


BEN ROSE

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
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		

