



Lonsdale Road, Preston

Offers Over £124,950

Ben Rose Estate Agents are delighted to bring to market this inviting three-bedroom mid-terraced home, ideally situated in the vibrant and well-connected city of Preston. Offering a fantastic opportunity for first-time buyers or buy-to-let investors, this property boasts a convenient location with easy access to excellent transport links, local shops, restaurants, and schools—making it a great choice for both families and working professionals.

Upon entering, you're welcomed into a bright entrance hall that leads to the staircase and spacious lounge. The lounge is well sized, featuring a front-facing window that allows in plenty of natural light, a cosy gas fireplace, and ample space to comfortably accommodate a large sofa set and additional furnishings. From here, you're guided into the open-plan kitchen and dining area. This well-proportioned space includes a wide range of wall and base units, an integrated oven and hob, and room for further freestanding appliances. There's also space for a large family dining table, making it ideal for both everyday meals and entertaining. A handy under-stairs storage cupboard adds to the practicality, and a rear door leads out to the low-maintenance yard.

Upstairs, the property offers three well-sized bedrooms. The master is particularly spacious and, along with the second bedroom, comfortably accommodates a double bed and furnishings. The third bedroom, a good-sized single, works perfectly as a child's room, guest room, or office space. Completing the first floor is a three-piece family bathroom with a shower over the bath.

Externally, the home offers on-street parking to the front and a private, flagged yard to the rear, designed for easy upkeep. Enclosed by tall fencing for privacy, the yard also benefits from gated access to the ginnel that runs along the side of the property.

The current owner has improved the property with cavity wall insulation and loft insulation, enhancing energy efficiency throughout the home. This is a well-presented property in a popular area, offering a move-in-ready option with excellent potential.







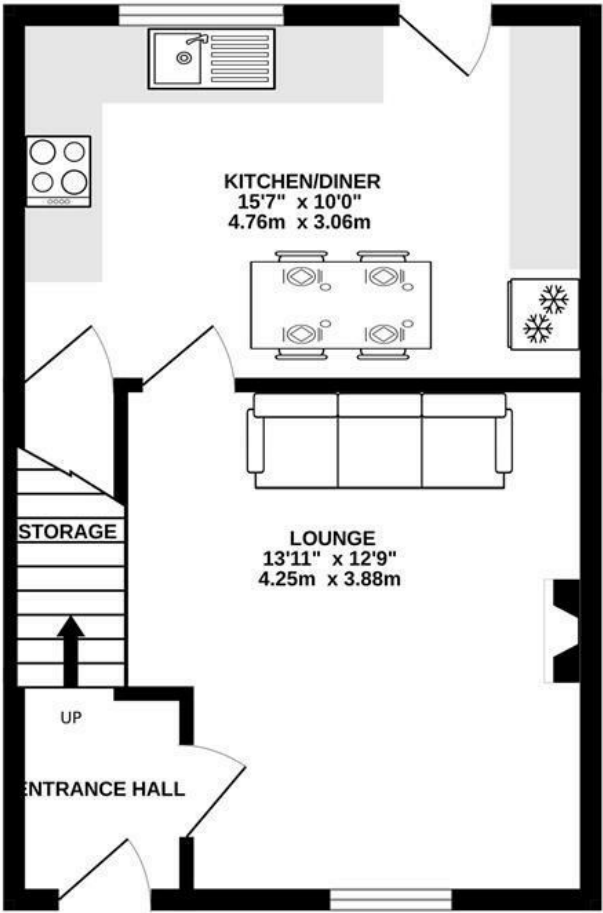




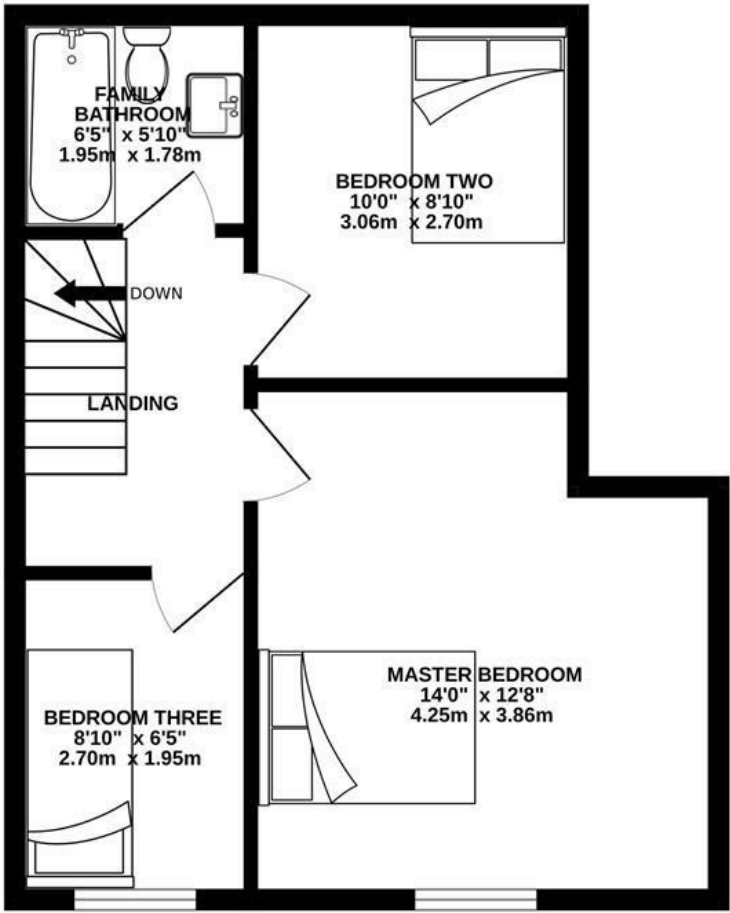


BEN ROSE

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
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
		