BEN ROSE



Butterlands, Preston

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this beautifully maintained semi-detached home, situated in a popular residential area of Preston. Offering spacious accommodation throughout, the property would make an excellent purchase for first-time buyers and growing families alike, with three well-proportioned bedrooms, generous living spaces and a good-sized rear garden. The home has been tastefully presented, with a newly installed log-burning stove adding a lovely focal point to the lounge. The surrounding area offers a range of everyday amenities, including local shops, supermarkets, cafés and well-regarded schools, all within easy reach. Preston city centre is also just a short journey away, providing an extensive selection of shopping, dining and leisure facilities, alongside attractions such as Avenham and Miller Parks. For commuters, Preston railway station offers regular services to major destinations including Manchester, Liverpool and London, while local bus routes provide convenient connections throughout the surrounding areas. The property is also well placed for access to the M6, M55 and M65 motorway networks, making it an ideal base for those travelling further afield.

Upon entering the property, you are welcomed into a pleasant entrance hall, which provides access to the staircase leading to the first floor, alongside the main ground-floor living accommodation. The lounge is a particularly spacious and inviting room, filled with natural light from the large front-facing window and offering ample space for a variety of soft furnishings. A newly installed log-burning stove provides an attractive focal point, creating a warm and cosy atmosphere for relaxing with family or entertaining guests. Moving through the property, you will find the generously sized kitchen and dining room, fitted with modern cabinetry and ample worktop space to accommodate everyday cooking and meal preparation. There is also plenty of room for a family dining table, making this a practical and sociable space for family mealtimes. Double doors overlook the rear garden, allowing natural light to flow through the room while providing convenient access to the outdoor space.

Heading upstairs, the landing provides access to three well-proportioned bedrooms and the family bathroom. There are two comfortable double bedrooms, both benefiting from built-in storage, offering practical solutions for keeping the rooms clutter-free. The third bedroom is a versatile space, ideal for use as a nursery, children's bedroom or perhaps a dedicated home office, depending on the needs of the new owners. Completing the first floor is a well-finished three-piece family bathroom, providing all the necessary facilities for modern family living.

Externally, the property benefits from a private driveway to the front, providing off-road parking for multiple vehicles and leading directly to a detached garage, which further benefits from an electricity supply and offers excellent additional storage or potential workshop space. To the rear, the property boasts a good-sized garden, primarily comprising a paved seating area and attractive artificial lawn, creating a low-maintenance outdoor space with ample room for garden furniture and entertaining during the warmer months. Overall, this well-presented home offers a fantastic combination of spacious accommodation, practical features and convenient outdoor space, making it an excellent opportunity for first-time buyers and families seeking a comfortable home in a well-connected Preston location.


F&M


Hotpoint
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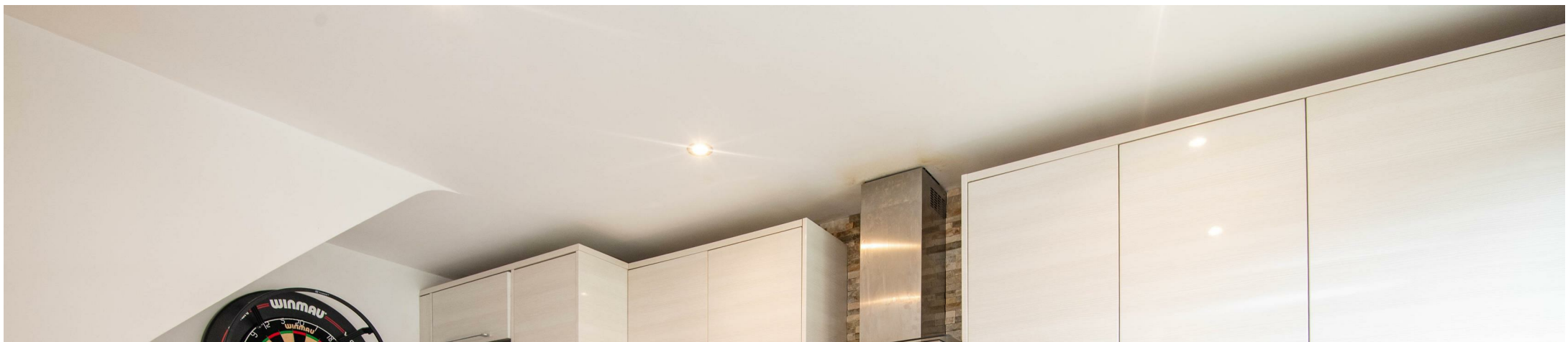




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WINMAU
BLADE 5










little things
ROMAN





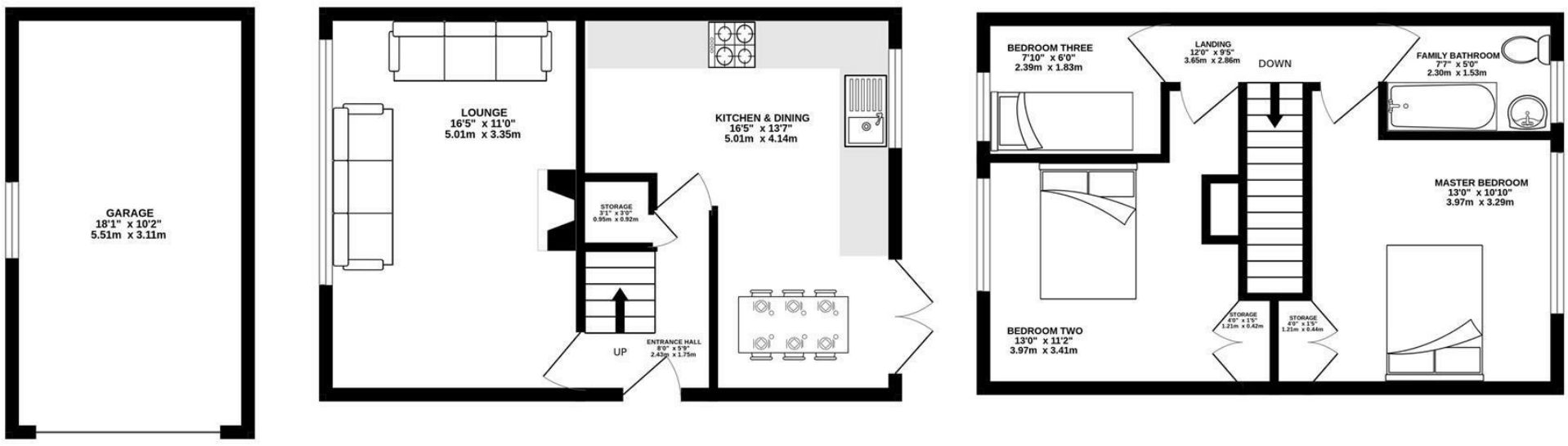




BEN ROSE

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.

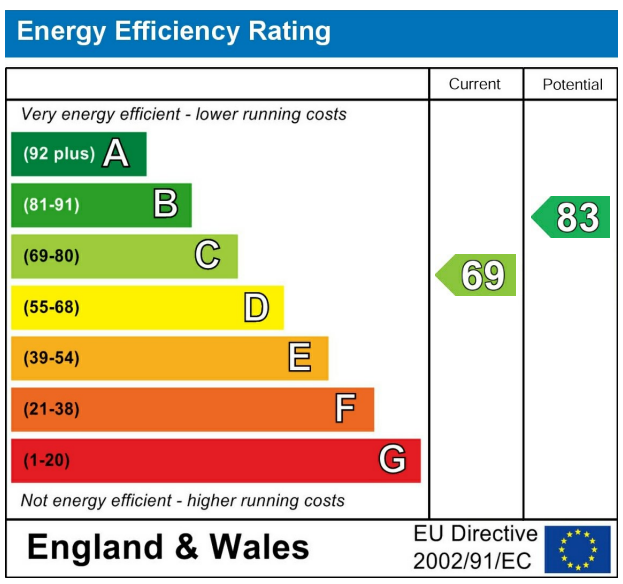
1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.

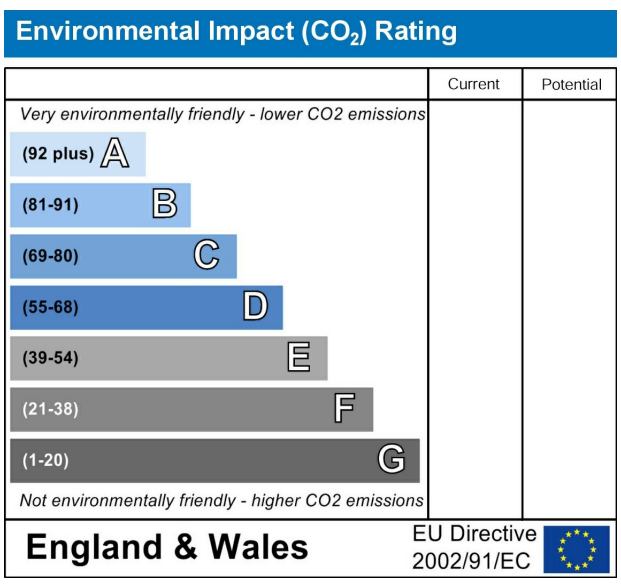


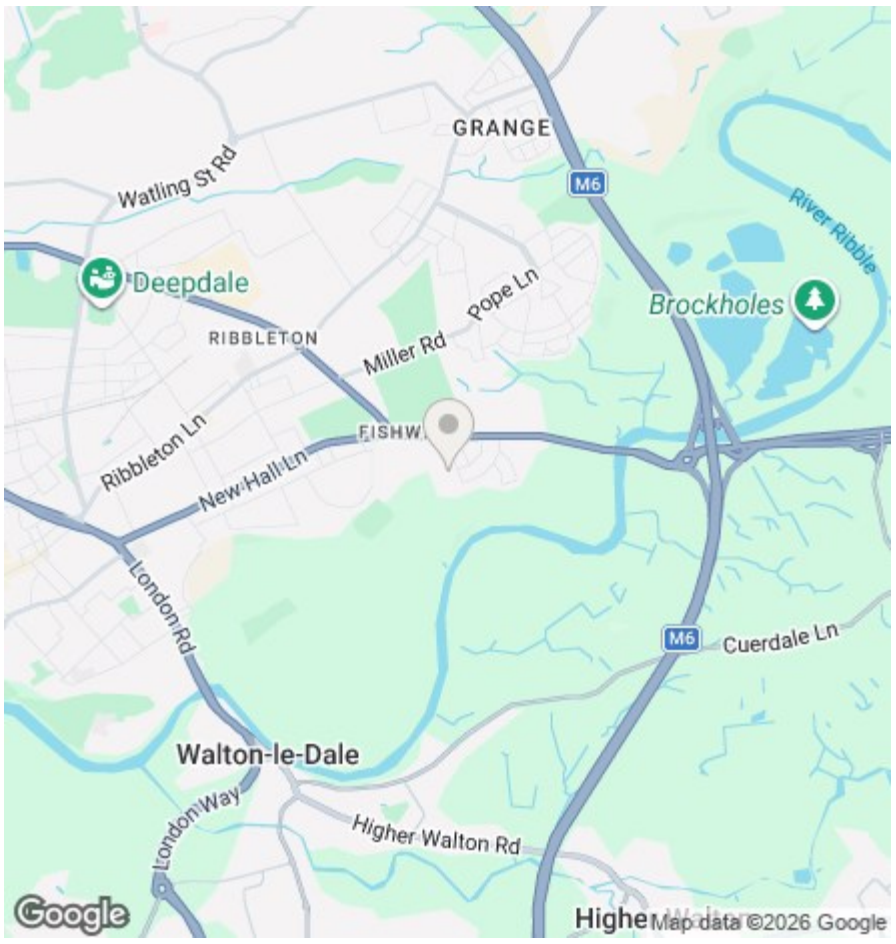
TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

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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