



## Charnock Street, Preston

**Offers Over £129,950**

Ben Rose Estate Agents are pleased to present to market this well-proportioned mid-terrace home, ideally positioned within a popular residential area of Preston. Offering flexible accommodation, this property is well suited to couples, first-time buyers and investors alike. The home benefits from its close proximity to Preston city centre, providing easy access to a wide range of shops, supermarkets, cafés and leisure facilities. Excellent transport links are available via Preston railway station, with regular services connecting to surrounding towns and cities, while the M55 and M6 motorways are within easy reach for commuters. Moor Park, one of Preston's most well-known green spaces, is also nearby, offering pleasant walks and recreational amenities.

Upon entering the property through the vestibule, you are welcomed into a spacious lounge featuring a character fireplace, creating a warm and inviting living space. Moving through the ground floor, there is a versatile study or office, currently utilised as a bedroom, offering flexibility depending on lifestyle requirements. To the rear of the property is a fitted kitchen, providing ample storage and worktop space, along with the added convenience of a ground floor WC, making the layout practical for everyday living.

The first floor comprises three bedrooms, offering well-balanced accommodation. The master bedroom is a comfortable double, complemented by a second double bedroom, both providing generous space for furnishings. A third single bedroom is ideal as a child's room, home office or dressing room. Completing this level is a modern three-piece shower room, finished to a functional and contemporary standard.

Externally, the property benefits from on-street parking to the front. To the rear is a low-maintenance paved yard, offering a private outdoor space suitable for seating or entertaining. Overall, this home presents an excellent opportunity to purchase a conveniently located property with versatile living













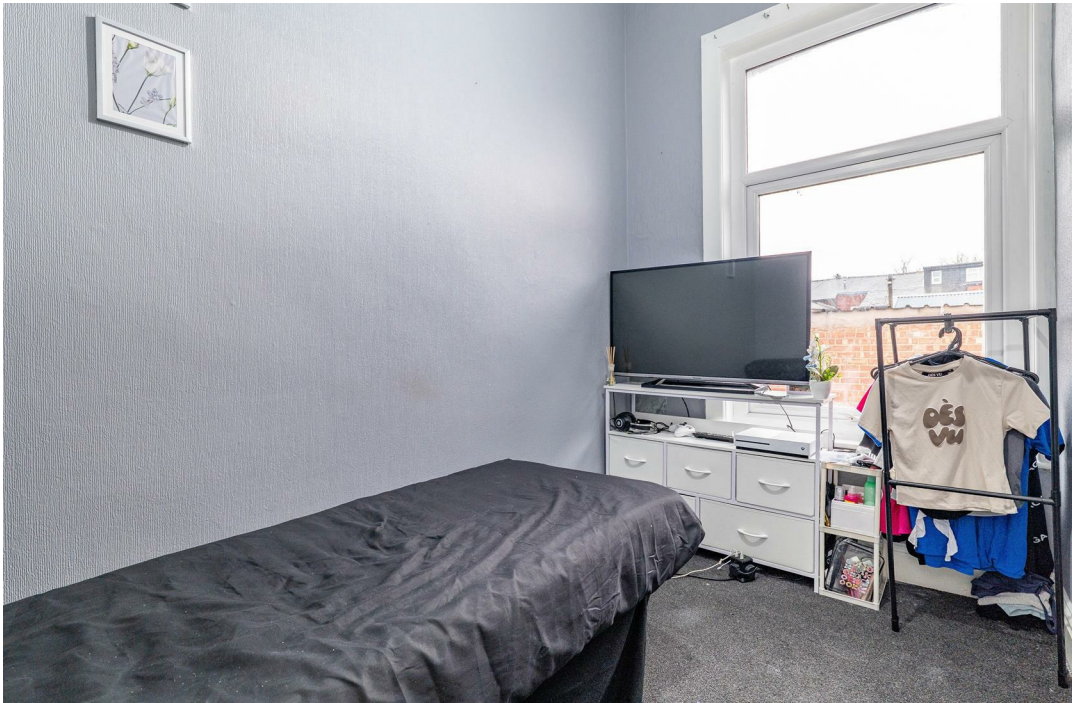








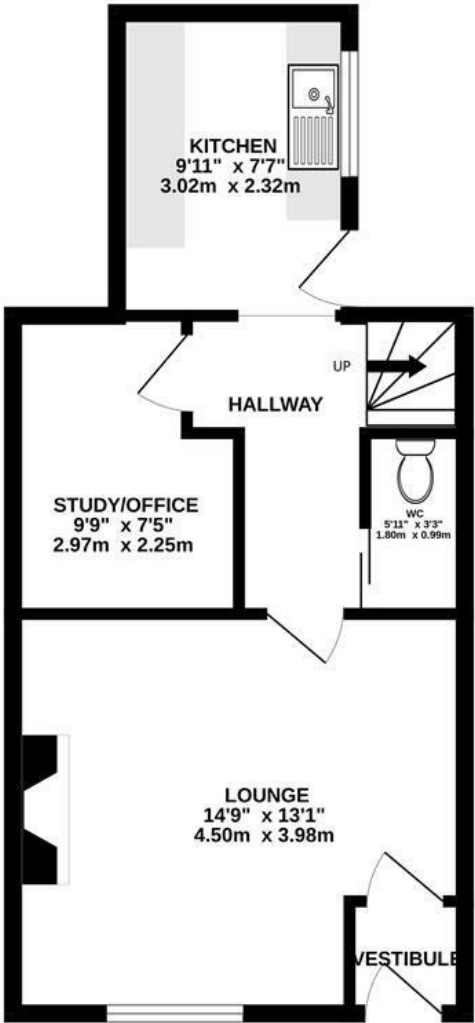




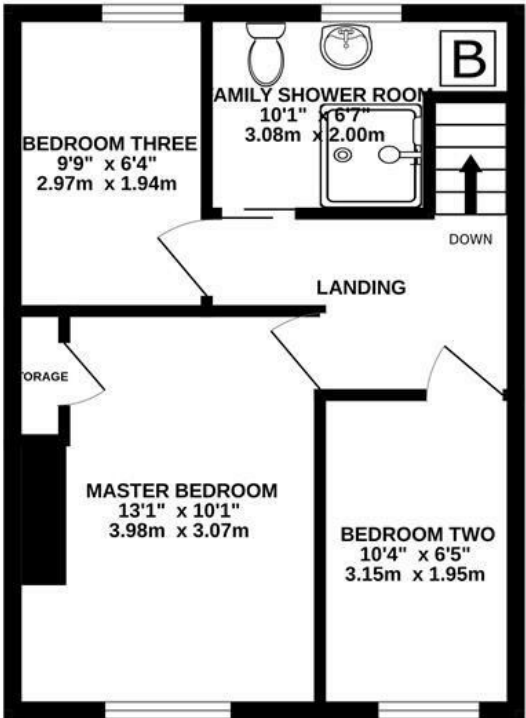


# BEN ROSE

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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 |                                                                                                             |           |
|                                             | 65                                                                                                          | 73        |
| England & Wales                             | 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) A                                                     |                                                                                                               |           |
| (81-91) B                                                       |                                                                                                               |           |
| (69-80) C                                                       |                                                                                                               |           |
| (55-68) D                                                       |                                                                                                               |           |
| (39-54) E                                                       |                                                                                                               |           |
| (21-38) F                                                       |                                                                                                               |           |
| (1-20) G                                                        |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |

