



## Bow Lane, Preston

**Offers Over £225,000**

Ben Rose Estate Agents are pleased to present to market this deceptively spacious four-bedroom mid-terrace property, located in the heart of Preston city centre. Well looked after throughout, this generous home is ideally suited to families or couples seeking a property with plenty of room to grow. The location is a real highlight, with Preston Train Station only a two-minute walk away, providing excellent commuter links to Manchester, Liverpool, and beyond. The city centre's array of shops, restaurants, and leisure facilities are all within walking distance, while major motorways such as the M6 and M65 can be easily accessed by car, connecting you to the wider Lancashire area.

Stepping into the property, you are greeted by a large and welcoming entrance hall. To the rear sits a bright and airy lounge, enjoying pleasant views out to the garden, while the well-appointed kitchen also overlooks the rear and offers ample worktop space, plentiful storage, and integrated appliances including oven, hob, and extractor. Towards the front of the home lies a separate dining room, which could equally serve as a second lounge or family room depending on requirements. Additional features on this floor include useful understairs storage and a shower room complete with WC and wash basin.

To the first floor, a spacious landing provides access to four bedrooms. The property benefits from two generously sized doubles alongside two further well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or home office use. Completing the floor is the family bathroom, alongside two convenient storage cupboards, ensuring practicality is at the heart of the home.

Externally, the property is equally impressive. To the front, a low-maintenance garden has been finished with decorative stone, flagging, and planting, and is fully gated for added privacy. To the rear, a large, enclosed garden offers both space and style, laid with artificial lawn, decorative stone, and mature shrubs, creating a welcoming environment for outdoor enjoyment. Beyond the garden is access to the property's driveway, with room for two cars, making city-centre parking simple and convenient.

In summary, this well-cared-for and deceptively spacious home presents an excellent opportunity for those wanting generous living space in a prime city-centre location. With its four bedrooms, versatile layout, and excellent travel connections, it makes an ideal choice for larger families. The house also benefits from a brand new boiler which was installed in July 2025 and boasts a 5 year warranty.

It is also worth noting that the property, despite being Leasehold, has no ground rent or service charge associated with the property and has a long lease of 973 remaining years.





















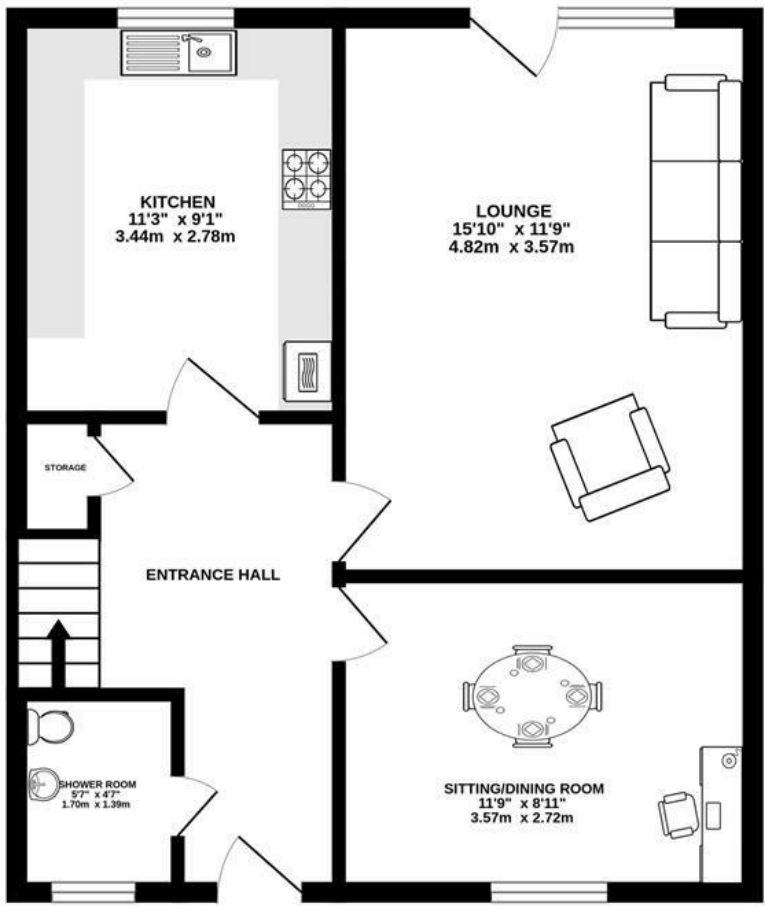




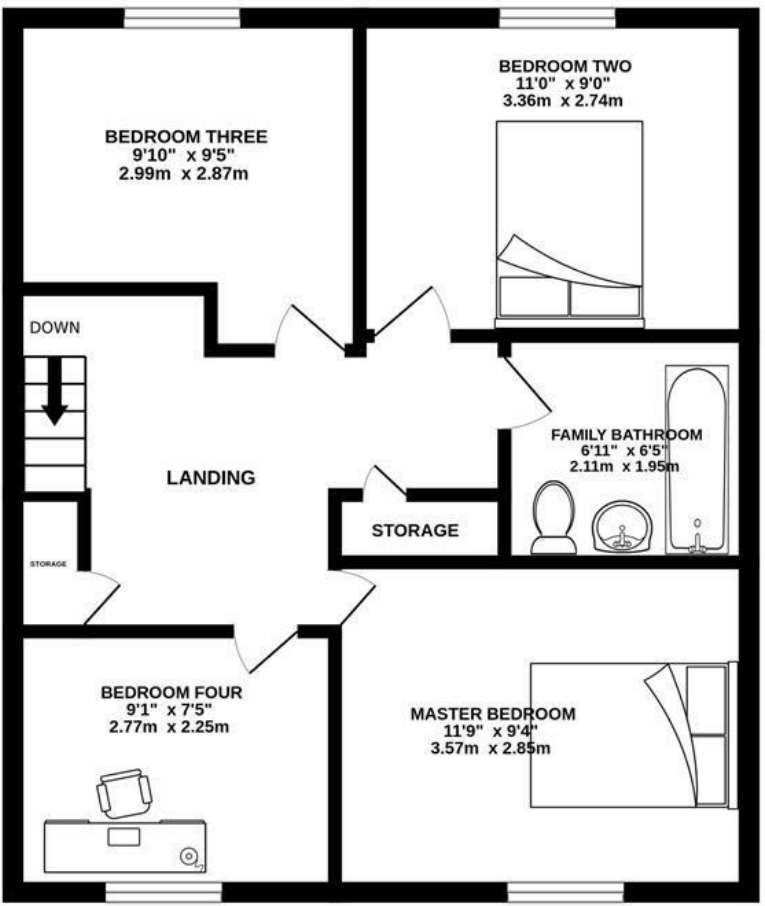


# BEN ROSE

GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.




TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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.  
Made with Metropix ©2025



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		
	74	78
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 	

