



## Freesia Avenue, Higher Bartle, Preston

Offers Over £389,950

Ben Rose Estate Agents are pleased to present to market this impressive detached family home, offered with NO ONWARD CHAIN and positioned in the highly sought-after area of Higher Bartle, Preston. Offering a wonderful balance of peaceful residential living and everyday convenience, the property is ideally suited to families seeking space and comfort. A range of nearby amenities including supermarkets, retail parks and sports and leisure facilities are all close at hand, while excellent transport links via the M6 and M55 provide easy access into Preston and across the North West, making commuting and family travel straightforward.

Stepping inside, the welcoming entrance hall sets the tone for the spacious accommodation and is complemented by a convenient ground floor WC. The generous lounge enjoys double aspect windows that flood the room with natural light, enhanced by stylish fitted shelving and cupboards spanning the width of the room to create a sleek and practical living space. To the rear, the bright kitchen and dining room offers a modern layout with contemporary fitted units and a full range of integrated appliances, including a fridge/freezer, oven and dishwasher. French doors open directly onto the garden, while the adjoining utility room provides additional storage and internal access to the garage.

Upstairs, the first floor continues to impress with a large master bedroom featuring its own ensuite shower room for added privacy. Three further well-proportioned bedrooms offer excellent versatility for growing families, guests or home working, while the modern three-piece family bathroom completes the accommodation with a clean and contemporary finish.

Externally, the property benefits from a driveway providing parking for two cars alongside a single detached garage. The rear south facing garden is ideal for family life and entertaining, featuring a paved patio area for outdoor seating and a well-kept lawn. With its generous layout, desirable location and well-presented interiors, this wonderful home offers an excellent opportunity for families looking to settle in one of Preston's most appealing neighbourhoods.

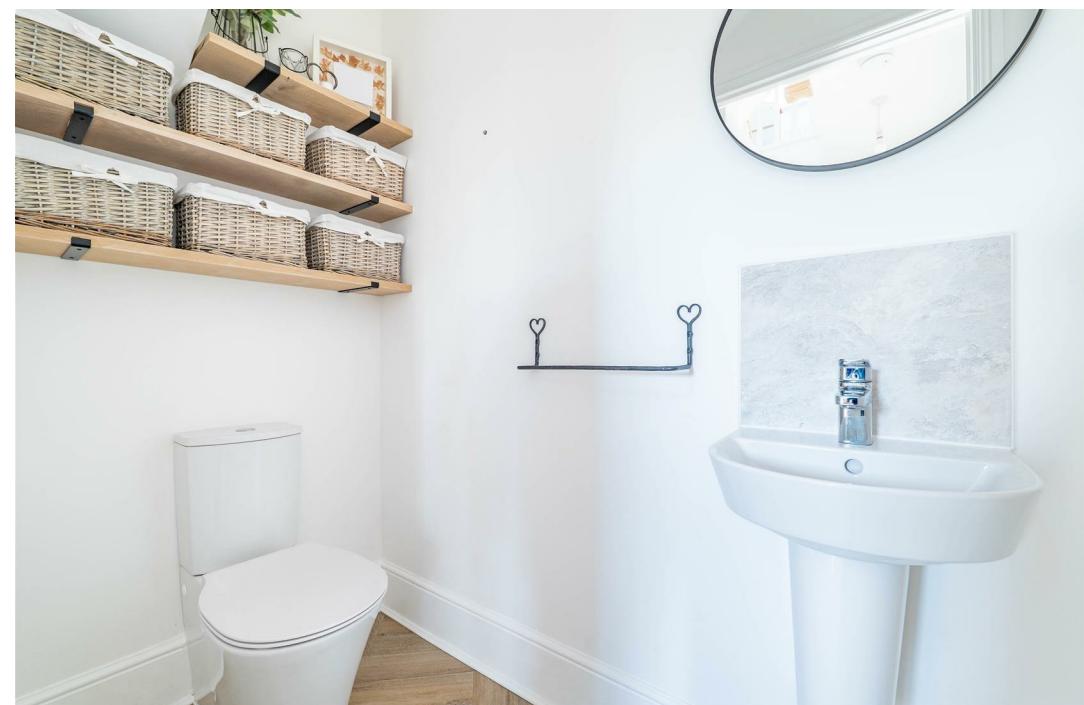


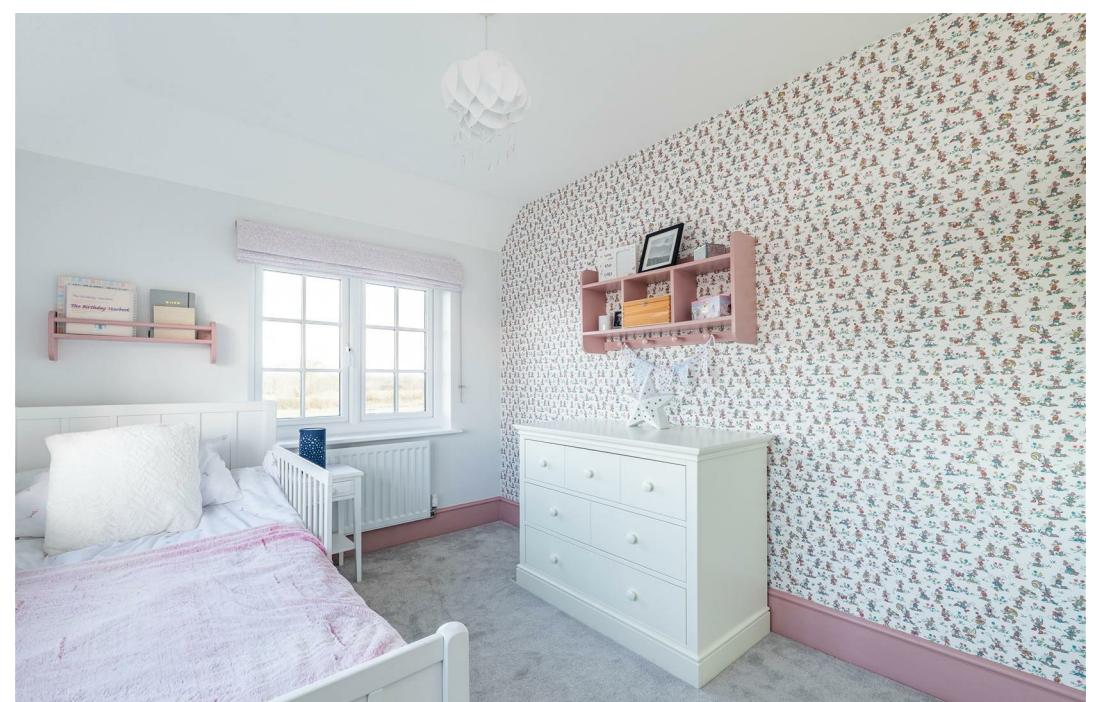


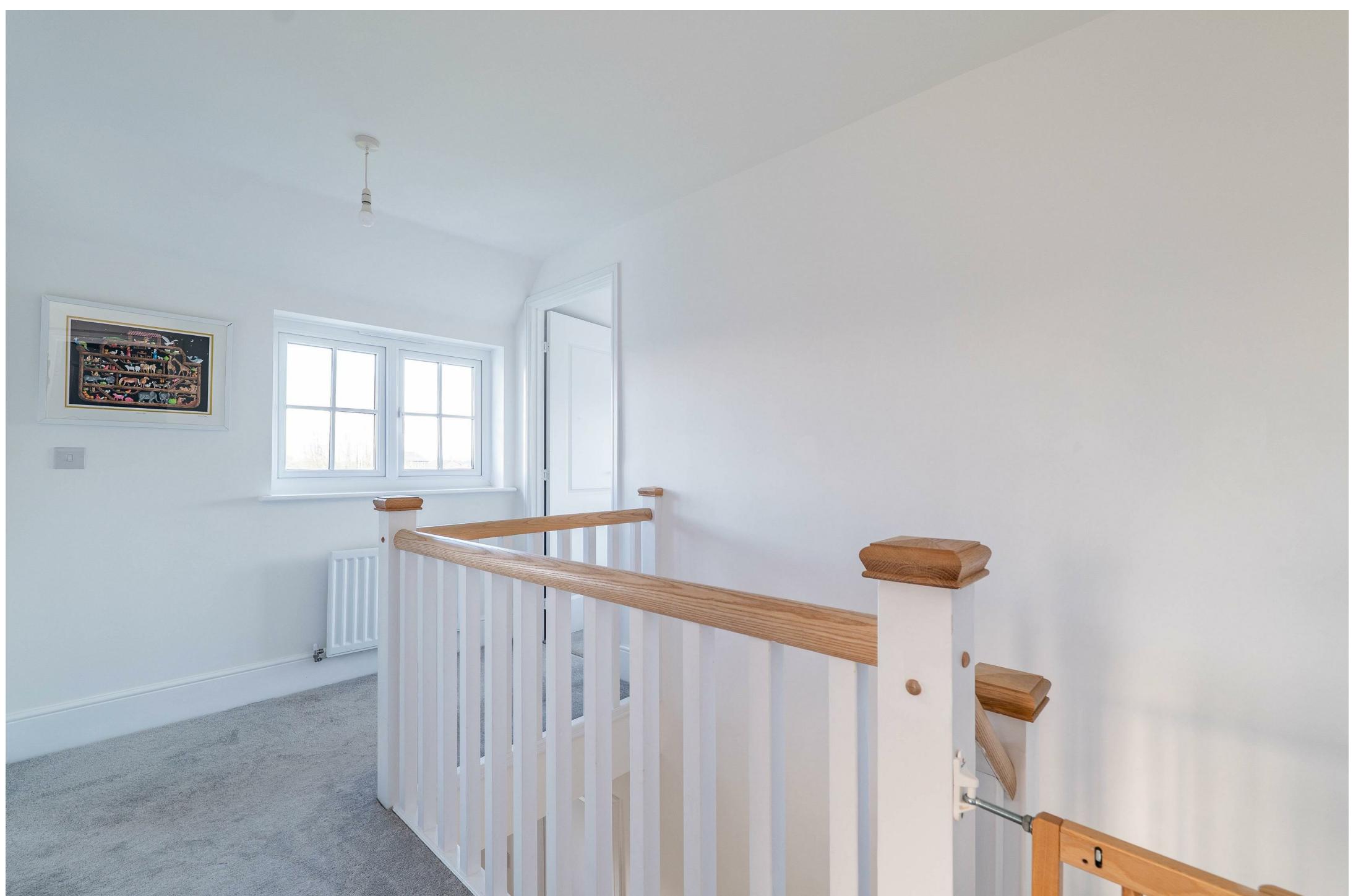










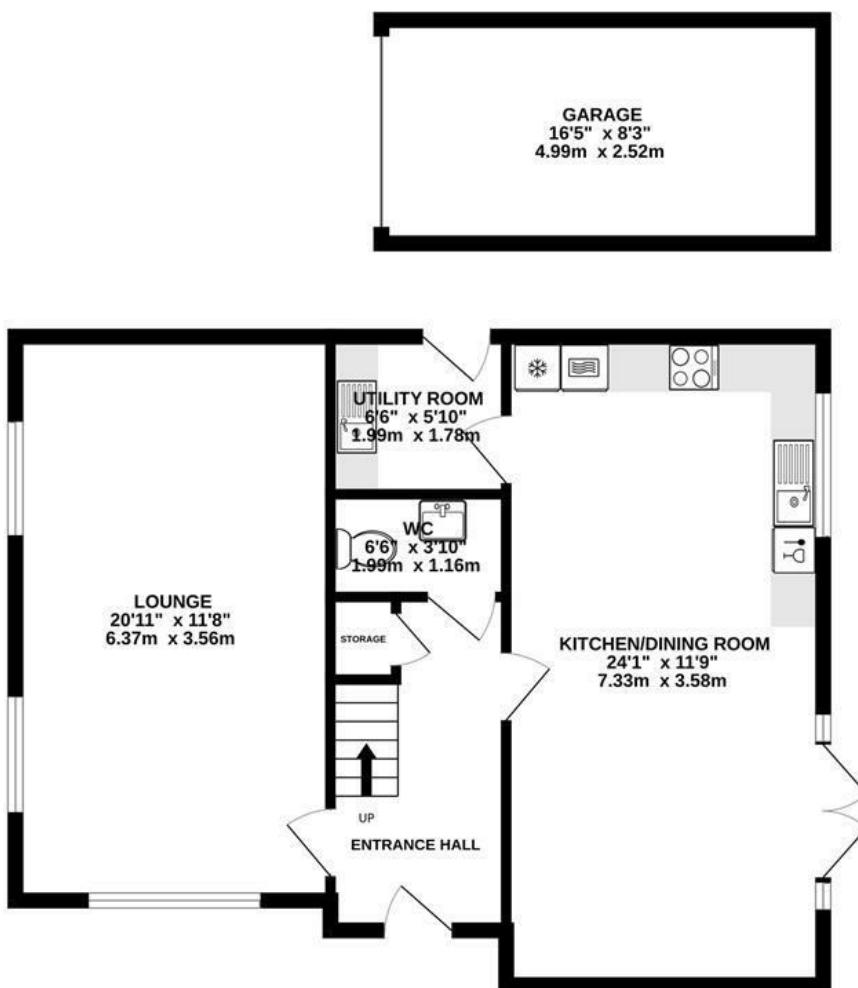




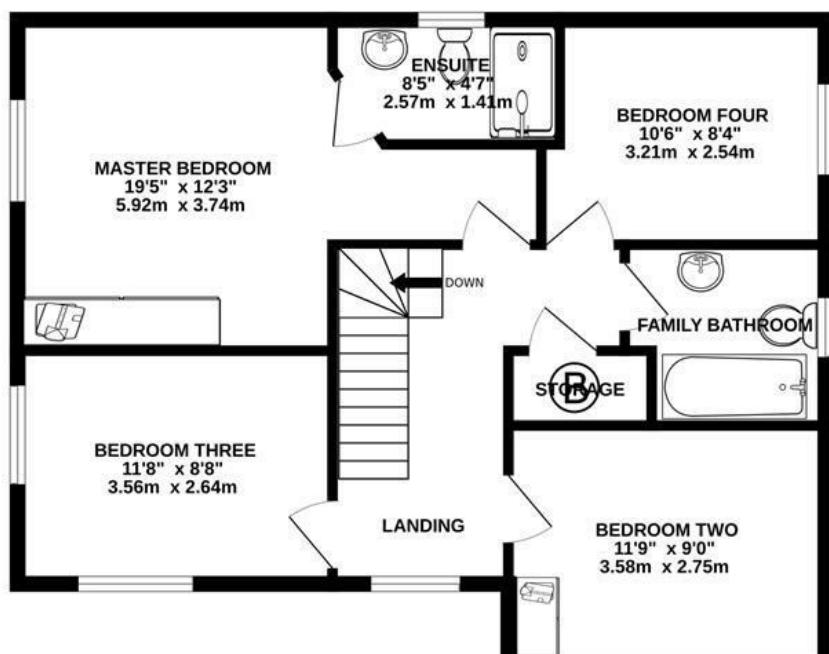


# BEN ROSE

GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.5 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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	

