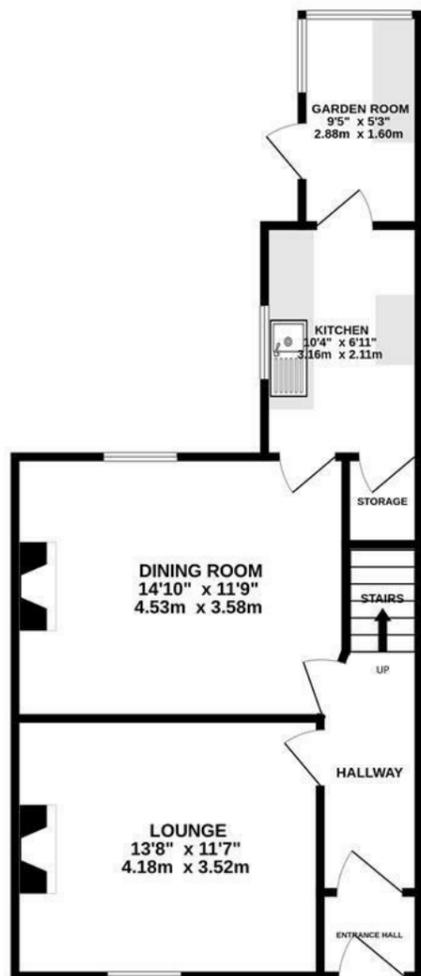


GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

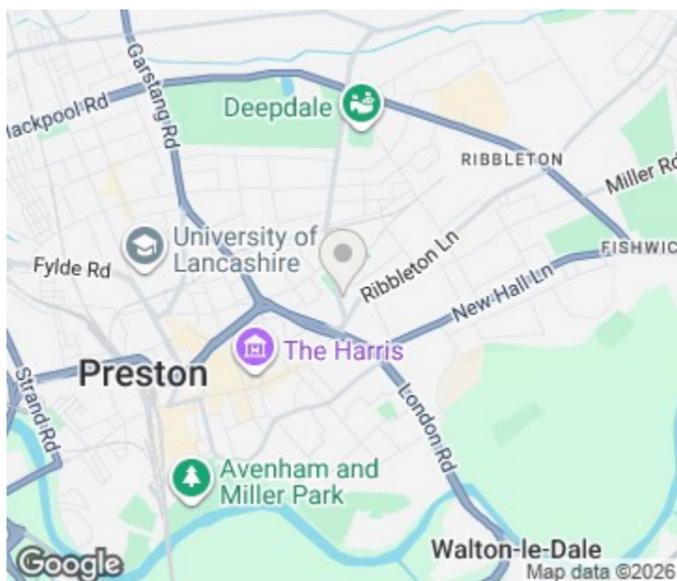


1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.4 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	80
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	80
(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	

BEN  ROSE



Deepdale Road, Preston

Guide Price £70,000

AUCTION

Ben Rose Estate Agents are pleased to present to market this terraced property, ideally positioned in the heart of Preston. Offering excellent potential, this home is well suited to buyers looking for a refurbishment project or a buy-to-let investment opportunity. The property benefits from convenient access to the M6 motorway, just a short drive away, making commuting to nearby towns and cities straightforward. A range of local amenities, bus routes, and green spaces are all within walking distance, providing a practical and well-connected setting for everyday living.

Upon entering the property, you are welcomed into a small entrance hall which leads through to the main hallway, providing access to all ground floor rooms. To the front of the home sits a spacious lounge, featuring a front-facing window and a traditional fireplace. Continuing down the hallway, you'll find the dining room, also benefitting from a window and fireplace. To the rear of the property is the kitchen, fitted with countertops, space for freestanding appliances, and useful under-stairs storage. From the kitchen, there is access into a garden room which could be utilised as a utility space, with a further door leading out to the rear yard.

The first floor hosts the main sleeping accommodation. The master bedroom is positioned to the front of the property and features a window allowing for natural light. Bedroom two is located to the rear and also benefits from a window overlooking the yard. There is an additional smaller room to the front of the property, ideal for use as a home office or study. Completing this floor is the family bathroom.

Externally, the property benefits from residential permit parking to the front, along with a small front yard. To the rear, there is an enclosed yard offering low-maintenance outdoor space. In summary, this property presents a fantastic opportunity for those seeking a refurbishment project with strong investment potential.

