



Harling Road, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this attractive semi-detached home, ideally suited to young families and offering well-proportioned accommodation across two floors. Situated in a popular residential area of Preston, the property is conveniently placed for a range of everyday amenities, including local shops, schools, supermarkets and leisure facilities, while Preston city centre provides a wider selection of shopping, dining and entertainment options. Excellent travel links are also within easy reach, with Preston railway station providing regular services towards Manchester, Liverpool, London and beyond, whilst the M6 and M55 are both readily accessible by road, making this an appealing location for commuters and those looking to explore the surrounding towns and cities.

Entering the property, the welcoming entrance hall provides access to the first floor stairs and leads through into the spacious lounge. This light and airy reception room is enhanced by a charming bay window which allows plenty of natural light to fill the space, while the fireplace provides an attractive focal point. Double doors then open into the dining room, creating a pleasant connection between the two reception spaces and making this an ideal area for family meals and entertaining. Further double doors provide direct access to the rear garden, whilst the adjoining kitchen is well equipped with the essentials and offers a good amount of worktop space, providing a practical setting for everyday family life.

Heading upstairs, the landing provides access to two comfortable double bedrooms, both benefiting from built-in wardrobes to offer useful storage. The master bedroom is further enhanced by additional built-in storage, helping to keep the room practical and uncluttered. Completing the first floor is the four-piece family bathroom, which serves both bedrooms and provides a generous suite for the household.

Externally, the property enjoys an attractive frontage, with a gated front garden featuring a lawn and mature flower beds, creating a pleasant approach to the home. A driveway provides off-road parking and leads to the integral garage, offering further storage or parking options. To the rear is a good-sized garden, predominantly laid to lawn and complemented by mature flower beds and established fruit trees, creating a lovely outdoor space for children and families to enjoy. A paved seating area sits close to the property, providing an ideal spot for outdoor furniture and entertaining, whilst also offering convenient access to the garage. Overall, this is a well-proportioned family home offering spacious accommodation, useful storage and an attractive garden, all within a convenient Preston location.







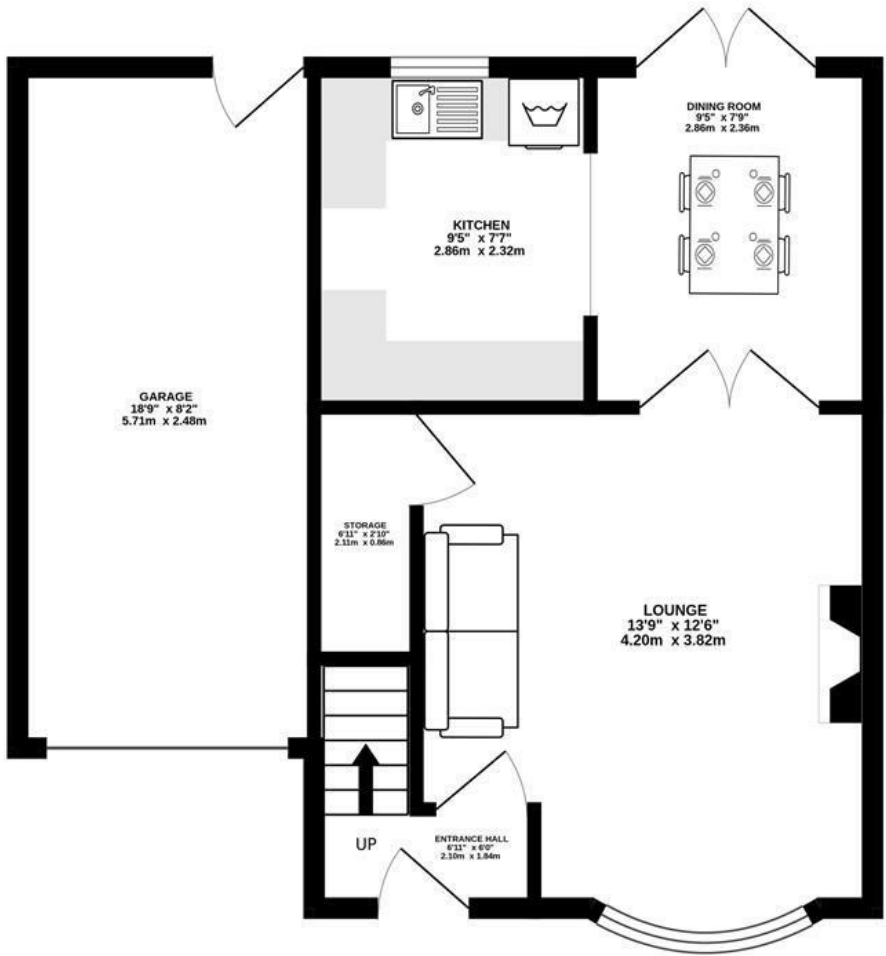




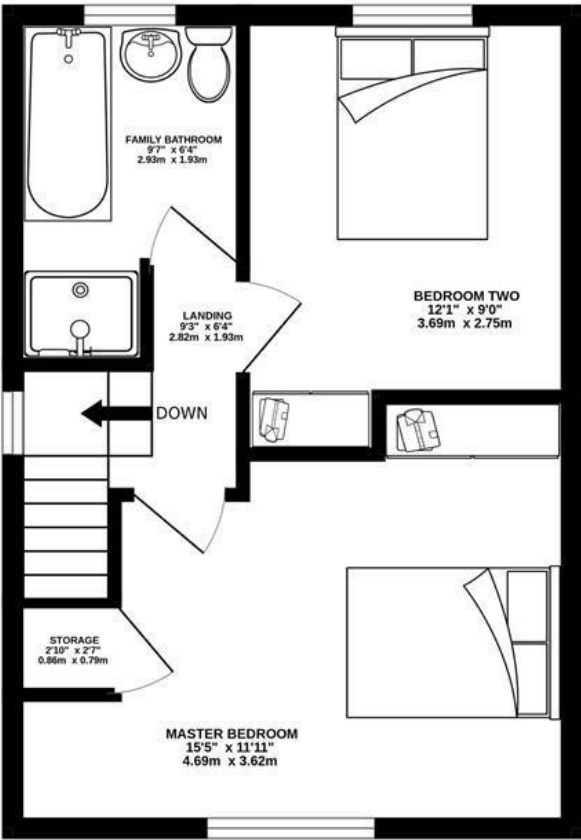


BEN ROSE

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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 ©2026



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		
	68	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

