



Chain House Lane, Whitestake, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom mid-terrace home, situated within the increasingly popular area of Whitestake, Lancashire. Perfectly suited towards first time buyers, this modern and stylish property offers spacious accommodation throughout with tasteful finishes that allow any prospective buyer to move straight in with minimal work required. The home enjoys a convenient position close to a range of local amenities including supermarkets, cafés, schools and leisure facilities, whilst also benefiting from excellent travel links nearby. The M6 and M65 motorways are easily accessible, making commuting towards Preston, Blackburn and Manchester highly convenient, while nearby train stations such as Lostock Hall and Preston provide direct rail services across the region. There are also regular bus routes within the area, as well as beautiful nearby countryside walks and attractions including Cuerden Valley Park only a short drive away.

Upon entering the home, you are welcomed into the entrance hall which leads through into the spacious front lounge. This inviting living space has been thoughtfully designed with a bespoke built media wall featuring a fireplace and TV mount, creating a stylish focal point perfect for relaxing or entertaining guests. Moving through the property, you'll find the modern kitchen/breakfast room which has been fitted with a range of integrated appliances alongside ample worktop space and a breakfast bar comfortably seating two people, ideal for casual dining. Located just off the kitchen is a highly convenient utility room offering additional storage and laundry space, as well as a downstairs WC completing the ground floor accommodation.

To the first floor, the property continues to impress with three well-proportioned bedrooms, all offering flexibility for growing families, guests or those working from home. The accommodation is served by a contemporary shower room finished to a modern standard, featuring stylish fittings and a clean, sleek design.

Externally, to the front of the property is a driveway providing off-road parking for up to two vehicles. To the rear, there is a generously sized yard offering a low-maintenance outdoor space with plenty of room for seating and entertaining during the warmer months. Combining modern interiors, practical living space and an excellent location, this renovated home presents a fantastic opportunity for first time buyers looking to step onto the property ladder.















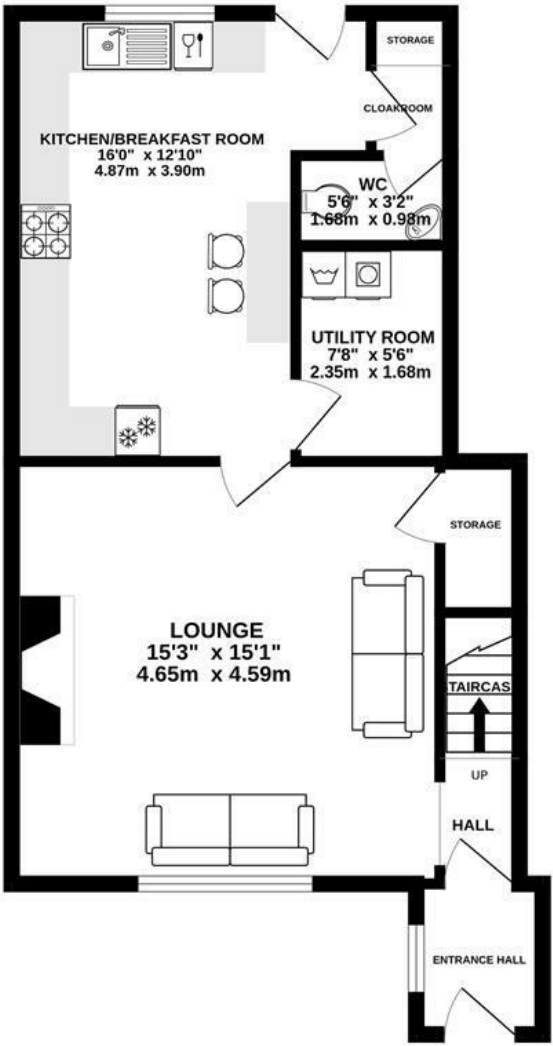




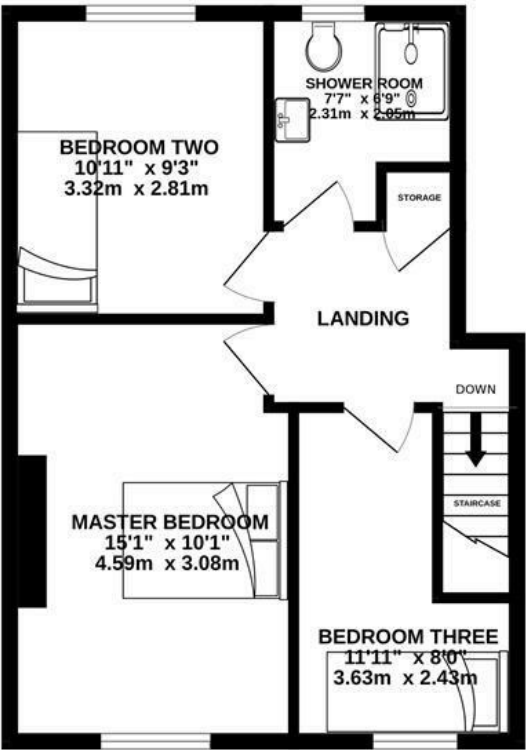


BEN ROSE

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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 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	

