



Trafford Street, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this beautifully maintained end terrace home, offering spacious and versatile accommodation, making it an ideal choice for families and couples alike. Ready to move straight into, the property effortlessly combines charming character features with modern comforts to create a warm and welcoming home. Situated in a convenient residential area of Preston, it enjoys close proximity to Preston City Centre, where an excellent range of schools, the University of Central Lancashire (UCLan), shops, supermarkets, restaurants and leisure facilities can be found. Preston Bus Station and Preston Railway Station provide excellent public transport links, with direct rail services to a variety of destinations, while the nearby M6 and M61 motorways offer convenient commuter access throughout the North West.

Stepping through the vestibule into the welcoming entrance hall, you'll find the spacious front lounge, complete with a feature gas fire that creates a cosy and inviting atmosphere. Beyond this is a second reception area, centred around a modern wood-burning stove, providing the perfect space to relax. This room flows seamlessly into the open-plan kitchen diner, creating a fantastic family and entertaining space. The modern fitted kitchen offers ample storage, generous worktop space and a gas hob, with a door leading directly to the rear yard, providing a pleasant outdoor spot to enjoy some fresh air. A convenient ground floor WC with shower completes the accommodation.

Ascending to the first floor, the spacious landing benefits from an air circulation system and provides access to four well-proportioned bedrooms. The generous master bedroom overlooks the rear and features built-in shelving, while the second bedroom is a comfortable double positioned to the front and benefits from built-in wardrobes, providing excellent storage. Two further single bedrooms offer flexibility for children, guests or a home office. Completing the first floor is a stylish three-piece family bathroom. The fully insulated attic, complete with a skylight window and a charming Victorian-style clothes hanging rail, further enhances the home's practicality and contributes to its impressive EPC Rating of Band C.

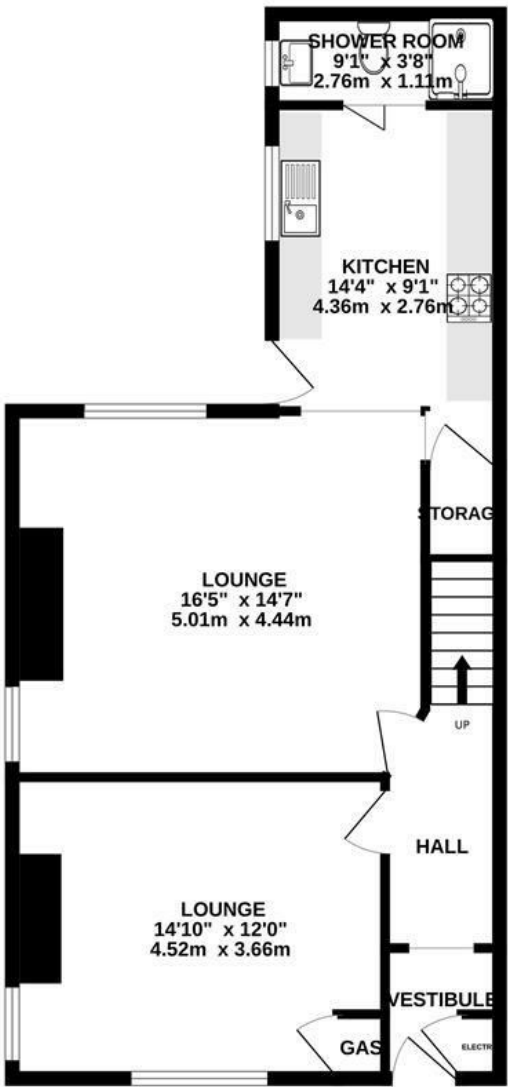
Externally, the property benefits from convenient on-street parking to the front. To the rear is a private enclosed yard featuring a substantial outbuilding for storage, an additional covered storage area and a side gate providing access to the street. Combining generous living space, character features and an excellent location, this is a wonderful home ready to be enjoyed.



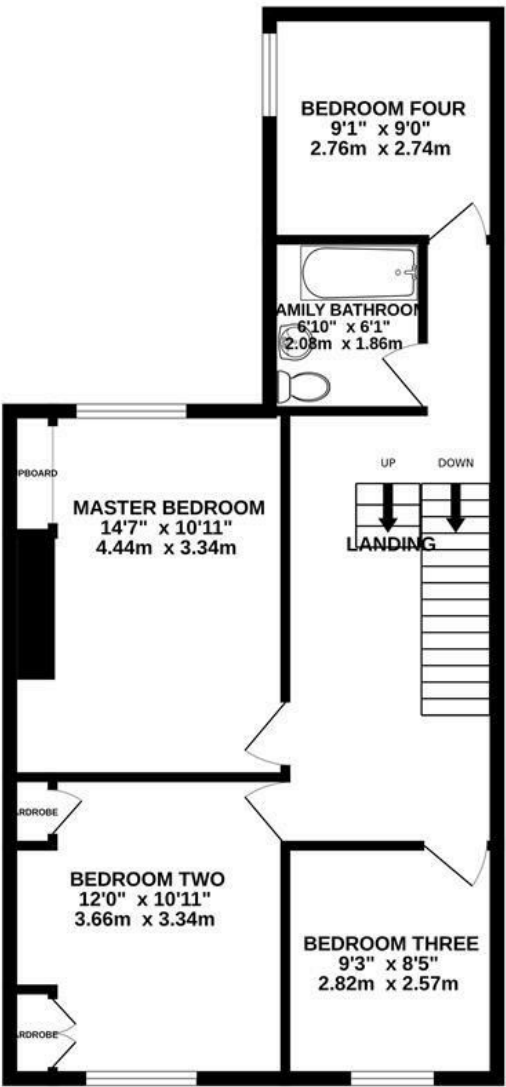


BEN ROSE

GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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		
	70	81
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	

