



Tennyson Road, Preston

Offers Over £149,950

Ben Rose Estate Agents are delighted to present to market this beautifully renovated three-bedroom mid-terrace home that featured on a Celebrity edition of "Homes Under The Hammer". Situated in a convenient and popular area of Preston, ideal for families or first time buyers, this property is ready to move straight into and offers a blend of modern upgrades alongside charming original features throughout. The home benefits from an extensive back to brick renovation, creating a bright and welcoming living space perfect for modern day living, with the added advantage of being offered to the market with no chain.

Conveniently positioned, the property is within easy reach of a wide range of local amenities including supermarkets, schools, cafés and leisure facilities, whilst Preston city centre offers excellent shopping, dining and entertainment options. For commuters, there are strong transport links nearby including regular bus routes, Preston train station with direct links to Manchester, Liverpool and London, as well as easy access to the M6, M61 and M55 motorways.

Entering the home onto, you are welcomed into the spacious lounge with a stunning tiled doorway which immediately showcases the property's character with the original fireplace complete with decorative tiled backing, creating a warm and inviting focal point which features modern and efficient LED dimmable lighting with plenty of conveniently placed double wall sockets. The lounge flows through to the open plan kitchen and dining area, providing a practical and sociable layout ideal for both everyday living and entertaining. The newly fitted kitchen includes stylish cabinetry, integrated appliances which includes, Fridge/Freezer, Electric Oven, Washing Machine, Dishwasher and LED under-counter lighting, along with ample worktop, storage space, and plenty of sockets to power appliances. The dining area is generously sized and benefits from double doors opening out onto the rear yard, allowing plenty of natural light to fill the space. There is also a useful WC which has a stunning tiled feature wall fitted with modern sanitary ware with useful storage. The stairs then lead up to the first floor.

To the first floor, the landing leads to three well-proportioned bedrooms, all fitted with efficient dimmable LED lighting, 4 double sockets and fire escape windows. The master bedroom continues the home's characterful feel, benefitting from another original fireplace with tiled backing. The second bedroom is a comfortable double room, and the third bedroom offers flexibility and would work perfectly as a child's bedroom, nursery or home office. Completing this floor is the modern three-piece family bathroom, newly fitted with contemporary fixtures and finishes to create a sleek and stylish space, with a large storage cupboard housing the boiler.

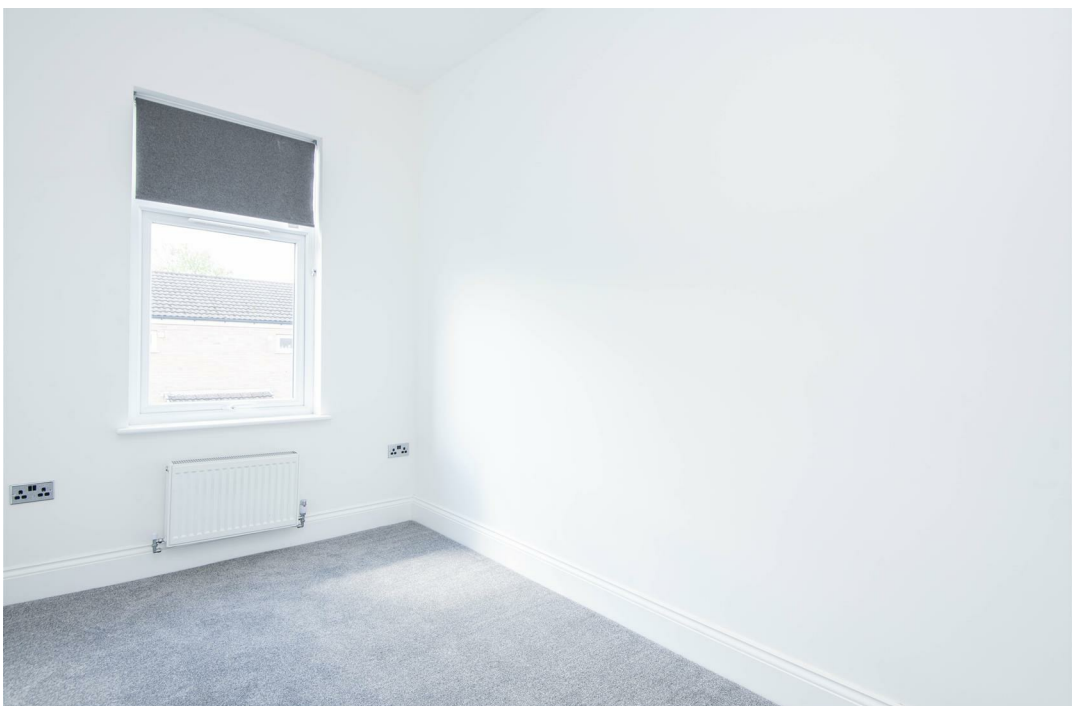
Externally, the property benefits from a newly paved rear yard which provides an ideal low-maintenance outdoor area for seating and outdoor furniture, perfect for relaxing or entertaining during the warmer months, with modern external LED wall lighting and a convenient outside tap is located in the shared lobby. Combining tasteful renovations, original character features and a highly convenient location close to excellent amenities and transport links, this superb home presents an excellent opportunity for buyers looking for a move-in ready property in Preston.

A comprehensive list of the completed renovation works are listed below:

- Front and rear external walls re-pointed
- Rear timber lintels replaced with 2 x RSJ's and bedded on concrete pad stones
- Rear upper internal wall rebuilt
- New flat roof installed on the rear extension
- Chimney capped, re-pointed, roof and ridge and tiles re-set
- New guttering, downpipes, soil pipe, and fascia boards
- The whole ground floor was excavated by 400mm and replaced with, 150mm of MOT Type 1, 50mm Sand, Damp Proof Membrane, 100mm Insulation, and 100mm concrete to meet current building regulations
- New damp proof course installed
- Brand new windows and doors rated to current regulations and 1st floor windows all fire escape windows fitted with window locks
- Plaster taken back to bare brick and fully re-plastered throughout
- New concrete internal door and window lintels installed on the solid walls
- New external window lintels installed
- Complete new plumbing throughout including new combi boiler complete with current service record and Gas Safety Certificate valid until January 2027
- Complete new electrics throughout complete with NAPIT inspection certificate valid until October 2027 with mains heat and smoke alarms installed plus carbon monoxide detectors
- New kitchen including integrated fridge freezer, washing machine, dishwasher, oven, extractor, gas hob, and LED under counter and plinth strip lighting
- New 1st floor bathroom with useful storage cupboards and 100% waterproof vinyl click flooring
- New ground floor W/C with useful storage cupboards
- New water resistant laminate flooring to the ground floor and new carpets and underlay to the stairs, landing and upstairs bedrooms.
- New internal, stud walls, doors, architraves, and skirting throughout
- Newly decorated throughout
- Rear Yard, has brand new drainage and paving, and the yard walls were rebuilt with a new topper fence installed





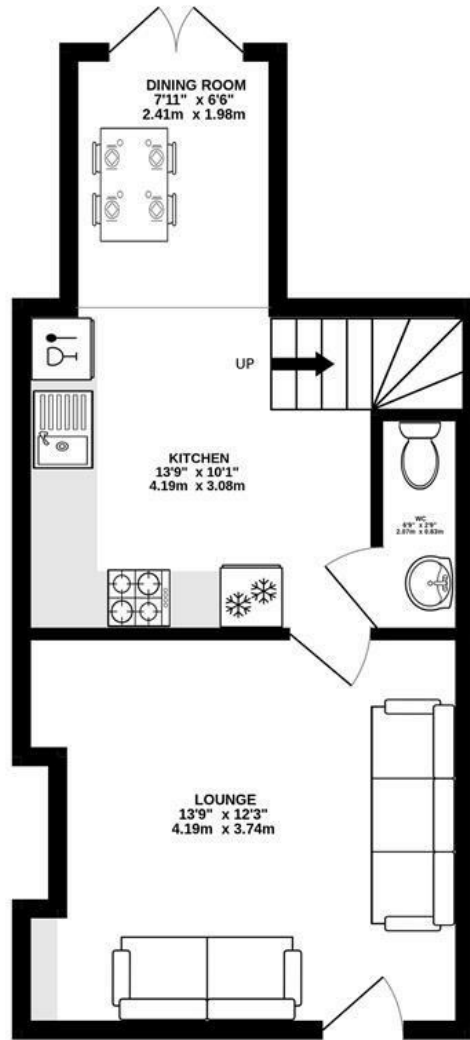




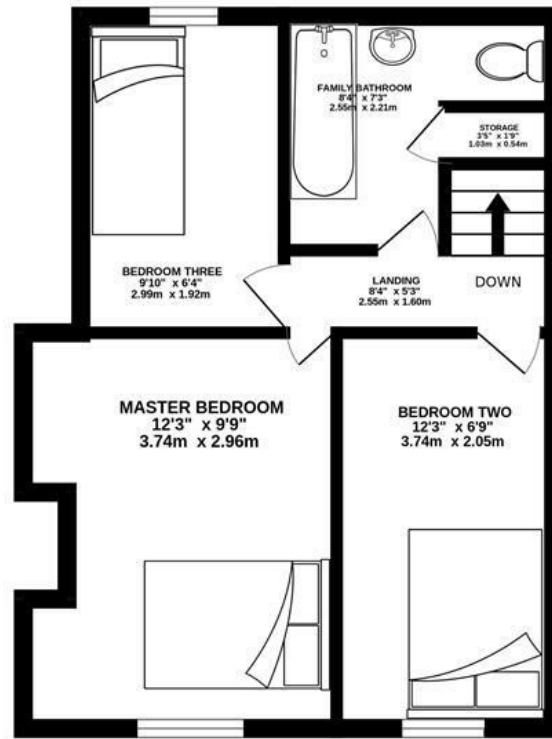


BEN ROSE

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.

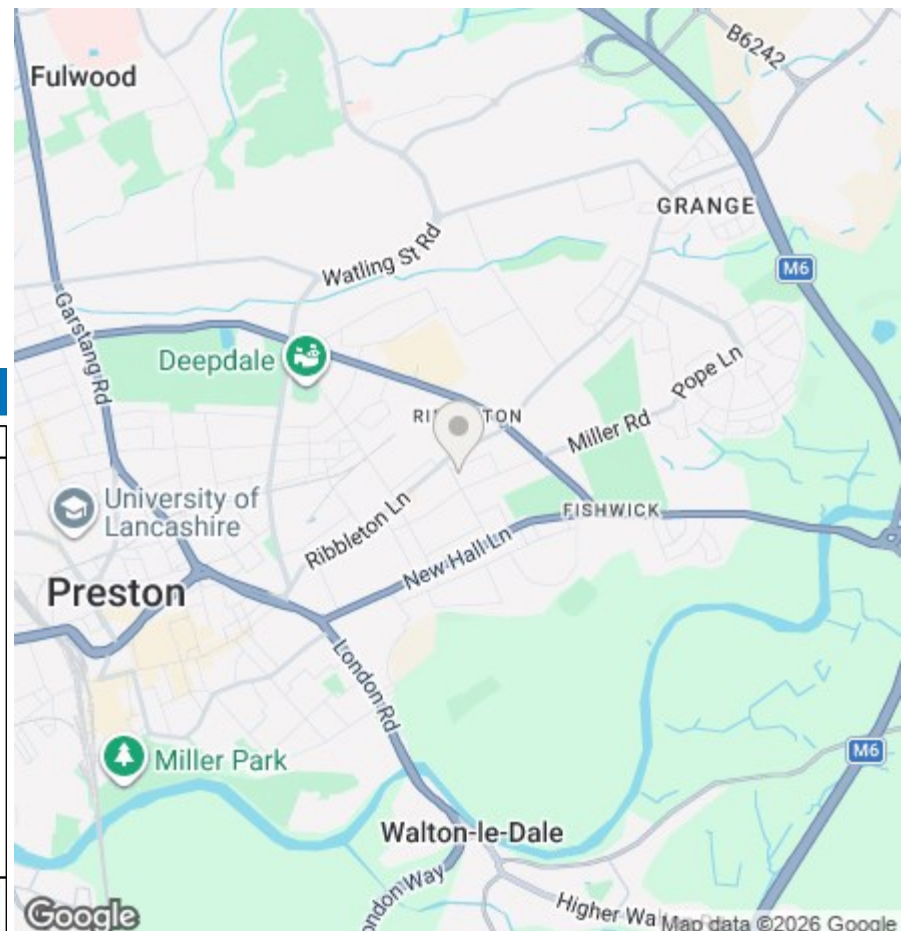


TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

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 | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) 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 | |