



Tyne Street, Preston

Offers Over £99,950

Ben Rose Estate Agents are pleased to present to market this charming end-terrace home, ideally situated within walking distance of Preston City Centre. Offering well-proportioned accommodation throughout, this property presents an excellent opportunity for first-time buyers, couples and investors alike. The convenient location provides easy access to a wide range of shops, cafés, restaurants and leisure facilities, whilst the picturesque Avenham and Miller Parks are just a short stroll away. Preston railway station offers direct services to major destinations across the UK, and the nearby M6 and M61 motorways make commuting straightforward.

Entering through the vestibule, you are welcomed into a spacious lounge featuring an attractive original stone fireplace, creating a warm and characterful focal point. To the rear, the kitchen/diner provides ample space for both cooking and dining, with direct access to the rear yard, making it a practical layout for everyday living.

The first floor offers a generously sized master bedroom, alongside a second double bedroom and a versatile single bedroom to the front, ideal as a nursery or home office. Completing the accommodation is a well-appointed three-piece family bathroom.

Externally, the property benefits from on-street parking to the front, while the rear enjoys a low-maintenance paved yard, perfect for outdoor seating or entertaining. Combining character, convenience and an excellent location close to Preston City Centre, this is a fantastic opportunity to purchase a home with plenty of potential.







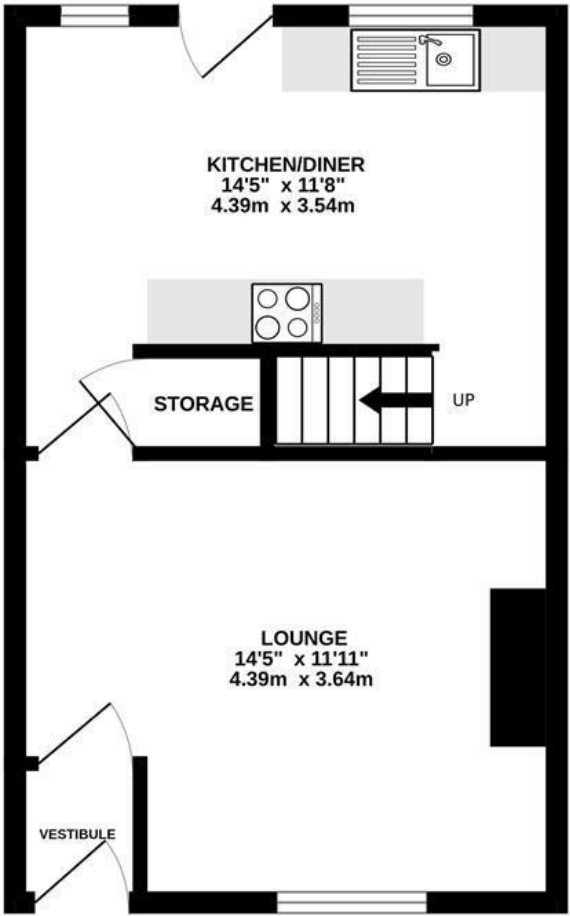




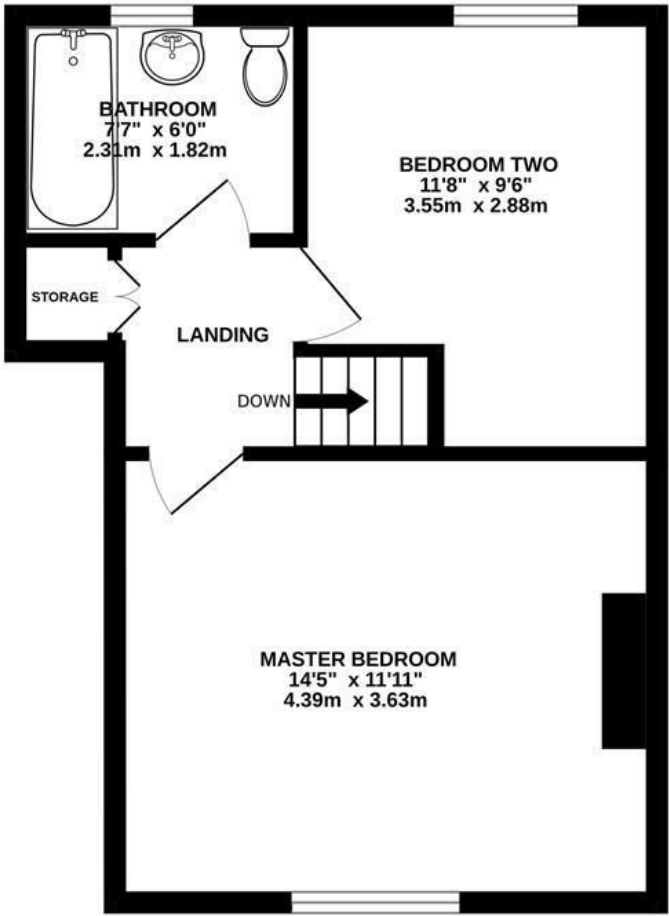


BEN ROSE

GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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 

