BEN ROSE



River Parade, Preston

Offers Over £119,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terrace property in Preston, offering spacious accommodation, original character features and a practical layout that would make an ideal purchase for first-time buyers, couples or those looking to downsize. Retaining attractive period details, including tall ceilings throughout and original coving in areas such as the entrance hall, the property combines traditional charm with comfortable everyday living. Situated in a convenient Preston location, the home is well placed for a range of local shops, supermarkets, schools and everyday amenities, with Preston city centre offering an extensive choice of retail outlets, restaurants, cafés and leisure facilities. Excellent transport links are available nearby, including Preston railway station, which provides connections to major destinations such as Manchester, Liverpool and London. The surrounding road network also offers convenient access to the A6, A59 and M6 motorway, making this an appealing location for commuters and those looking to explore the wider Lancashire area.

Upon entering the property, you are welcomed into a vestibule which leads through to the entrance hall, where the original coving and high ceilings help create a sense of character and space. From here, access is provided to the main living accommodation, along with useful storage. The spacious lounge offers a comfortable setting for relaxing, featuring an electric fireplace as an attractive focal point, while double doors open through to the equally generous dining room. This second reception room benefits from plenty of natural daylight and features a further electric fireplace, creating a welcoming environment for family meals and entertaining guests. The staircase to the first floor is located here, alongside access to the kitchen, which offers a practical arrangement with the essential fittings for everyday cooking and meal preparation. Completing the ground floor is an attached utility room, providing additional functionality and valuable space for household tasks.

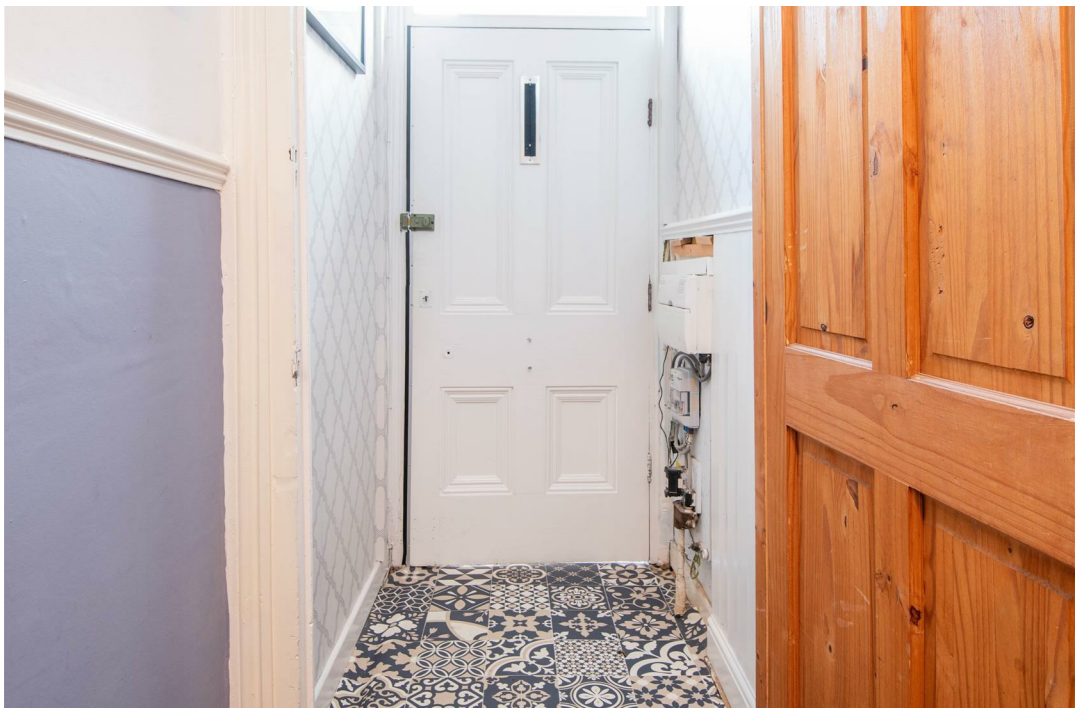
Heading upstairs, the landing and further hallway provide access to two well-proportioned bedrooms and the family bathroom. Both bedrooms are comfortable doubles, offering ample room for bedroom furniture and the added benefit of built-in wardrobes, providing convenient storage while helping to maximise the available floor space. The family bathroom completes the first floor and is fitted with a three-piece suite finished to a good standard, providing a practical space for everyday use.

Externally, the property benefits from an enclosed rear yard, offering a low-maintenance outdoor space that can be enjoyed throughout the warmer months. There is room for outdoor furniture, making it ideal for enjoying a morning coffee, relaxing in the fresh air or dining outside during the summer. Overall, this characterful end-terrace home offers generous living space, two double bedrooms and useful additional facilities, all within a convenient Preston location. With its traditional features, practical layout and appealing potential, it presents an excellent opportunity for first-time buyers and couples looking to take their first step onto the property ladder or secure a home with plenty of charm.













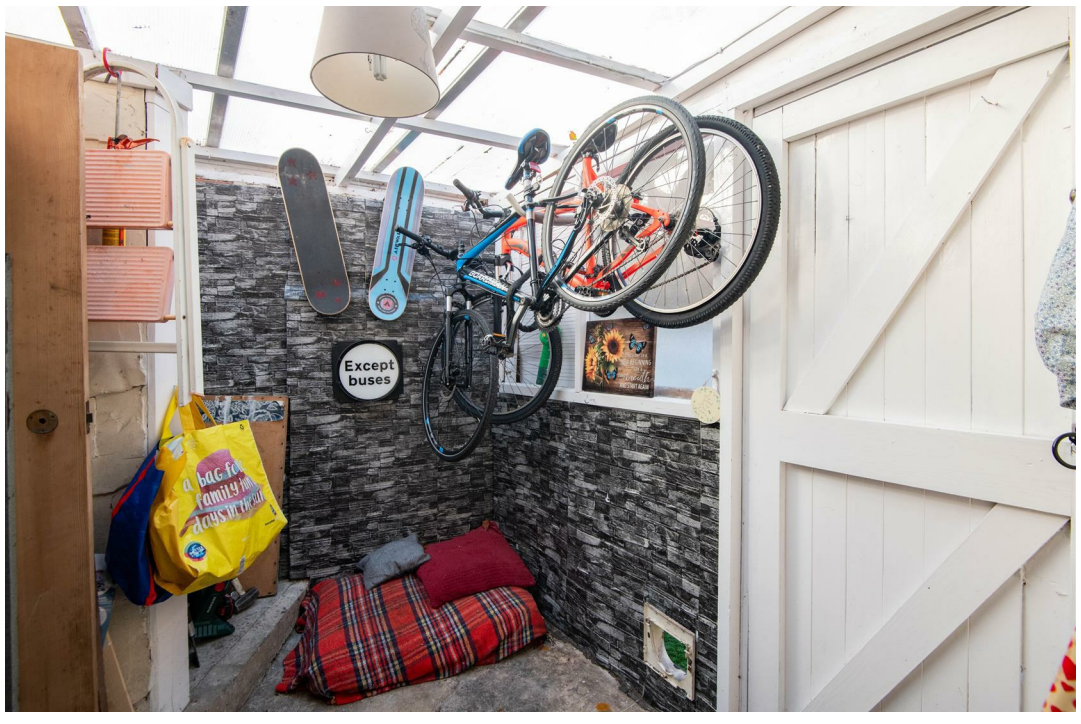


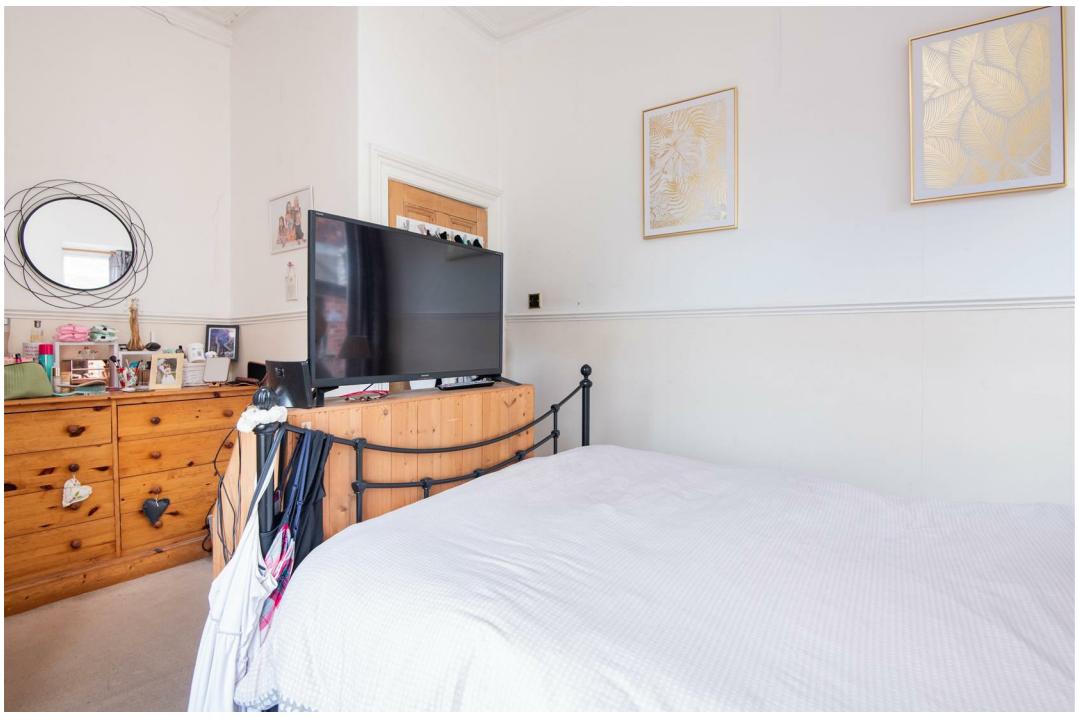
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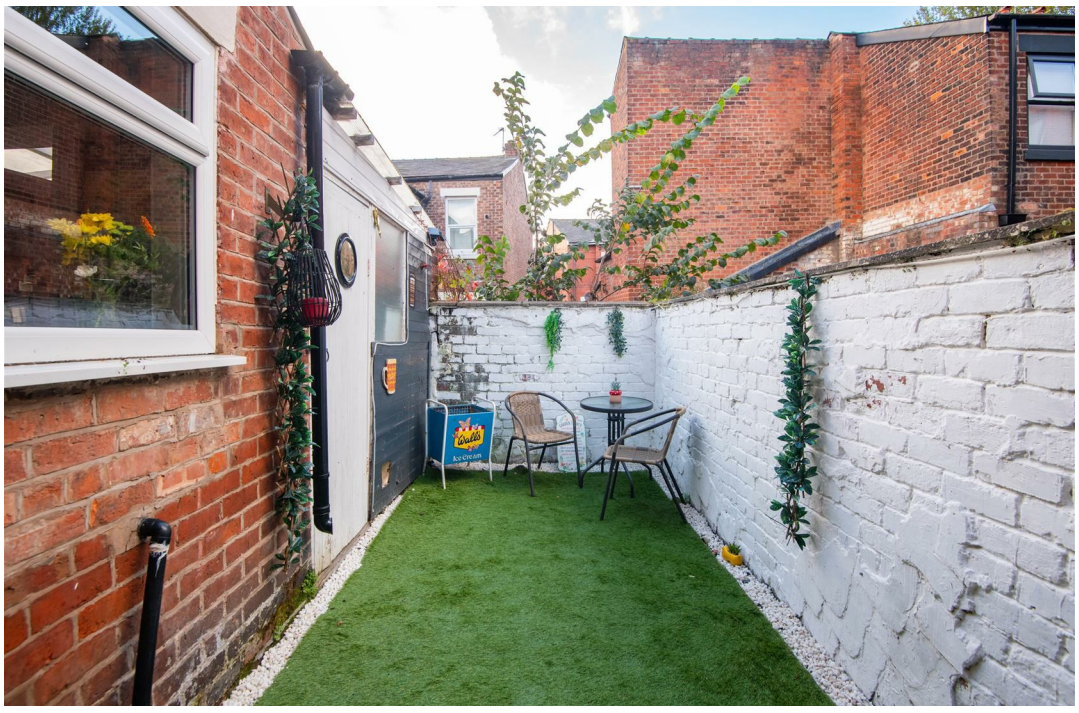



EAT
SKATE
REPEAT


STRANGER THINGS
NIVEA


STRANGER THINGS


WHY HELLO
Sweet cheeks
HAVE A SEAT


Walls
Ice Cream

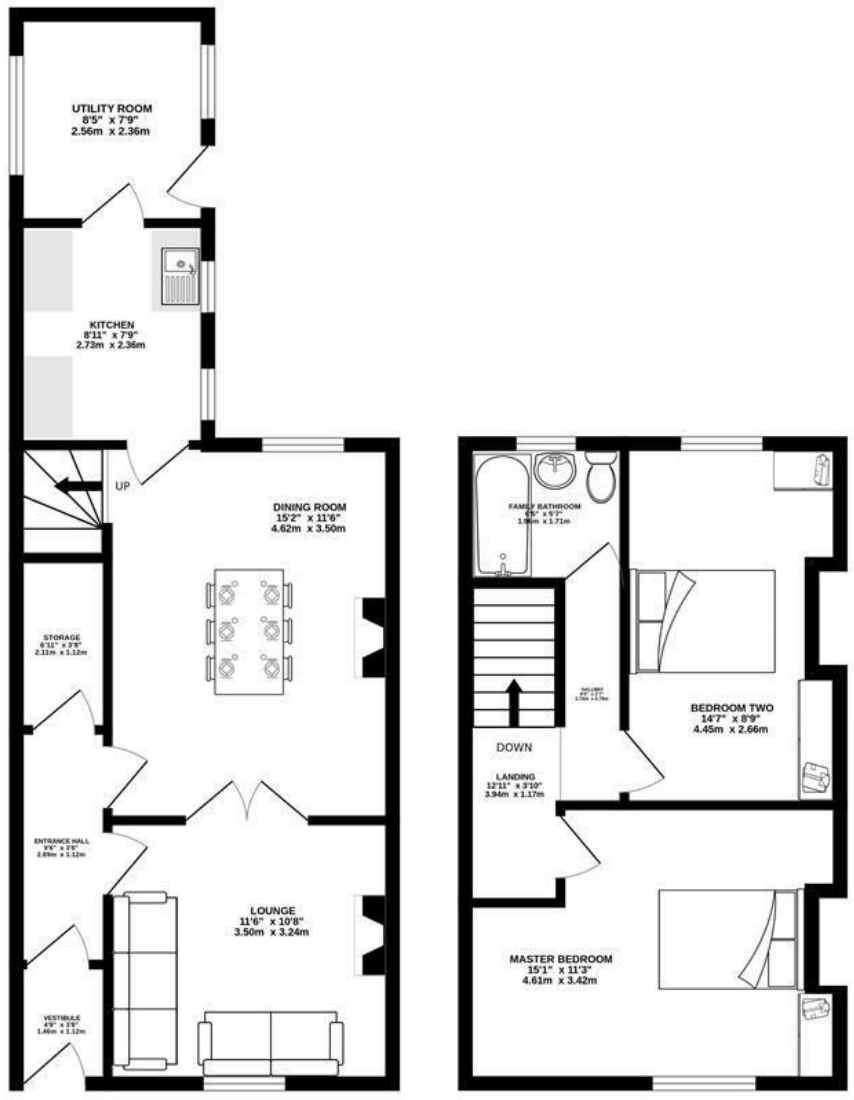



Walls
Ice Cream

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GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

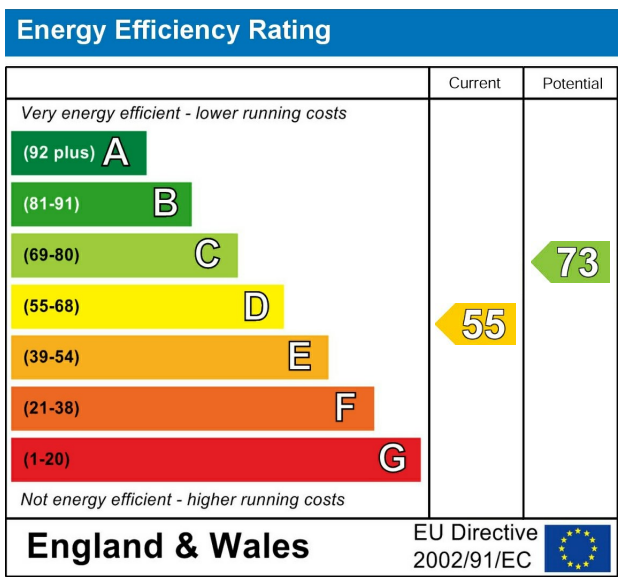
1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.

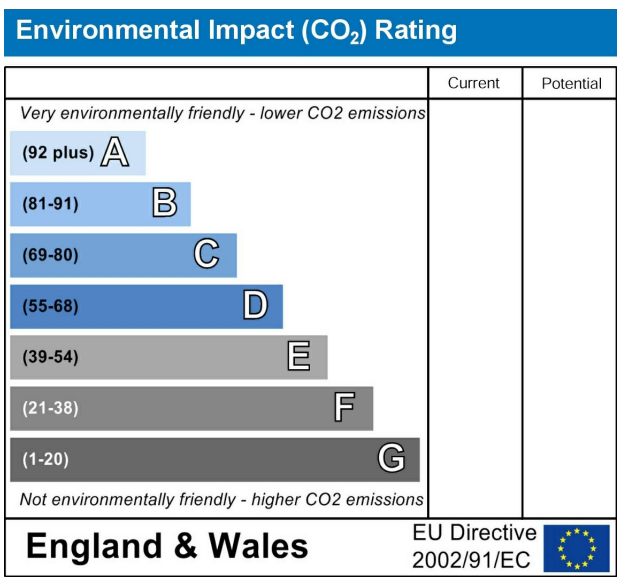


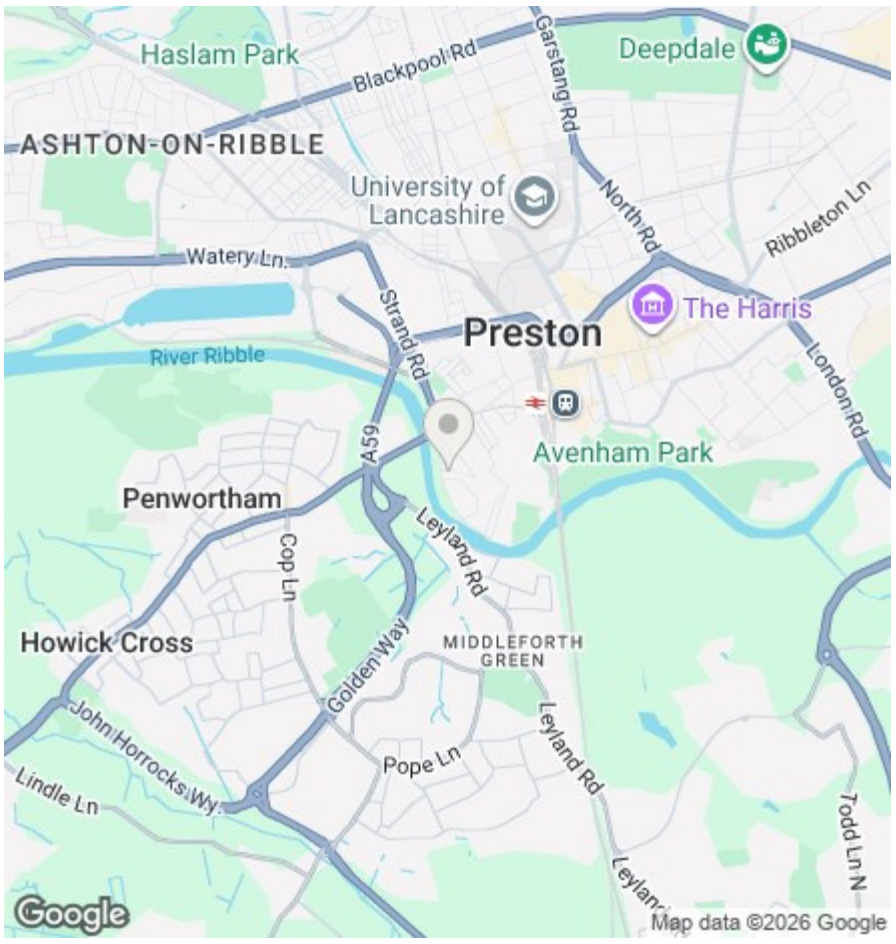
TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

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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