



## Connaught Road, Preston

**Offers Over £149,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terraced property, nestled in the sought-after area of Preston. The home enjoys a prime location within walking distance of Preston town centre, offering easy access to superb local schools, shops, and amenities with excellent travel links provided by nearby train stations and the M6 and M61 motorways. This delightful property is a perfect fit for first-time buyers, and we highly recommend booking a viewing at your earliest convenience to fully appreciate all it has to offer.

Stepping through the entrance porch, you are welcomed into a spacious reception hallway, where a staircase leads to the upper level. To the left, you'll find a bright and airy lounge featuring high ceilings and a large window that overlooks the front aspect.

Continuing through, you enter the dining room, currently used as the main sitting room. This inviting space offers ample room for a large family dining table and includes access to under-stair storage, along with double patio doors that open to the rear garden. From here, you step into the modern kitchen at the rear, equipped with an integrated oven, hob and fridge.

Upstairs, there are three well-proportioned bedrooms, with the master and second bedroom benefiting from bespoke fitted wardrobes. A three-piece family bathroom, complete with an over-bath shower, completes this floor.

Externally, the front offers ample on-street parking, while the rear features a charming garden space with a loose stone patio and a raised faux lawn area. Additionally, there is access to a convenient lean-to, providing extra storage and utility space.

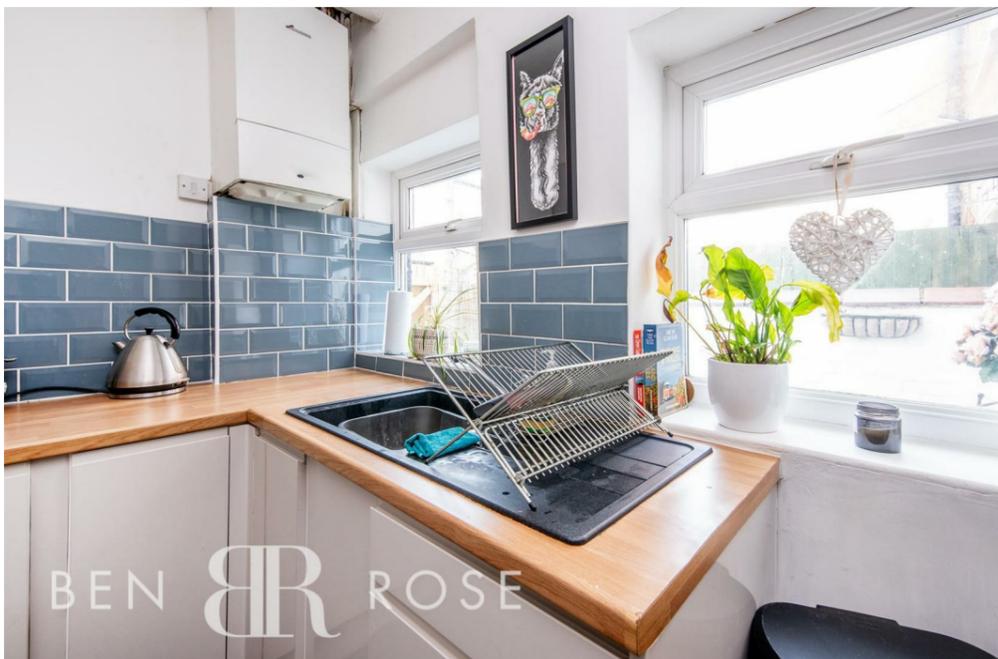
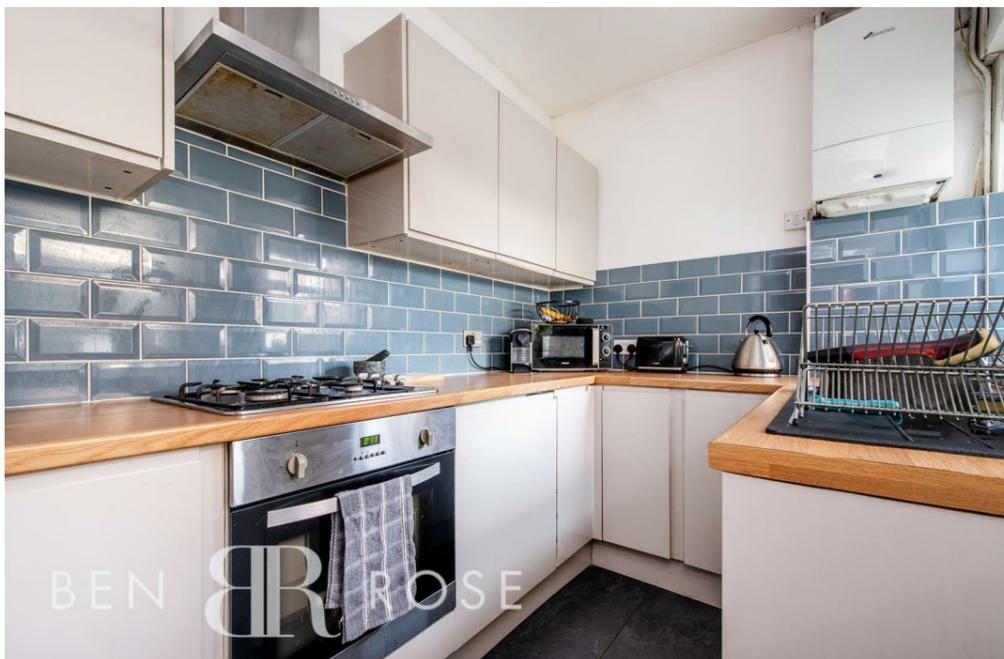


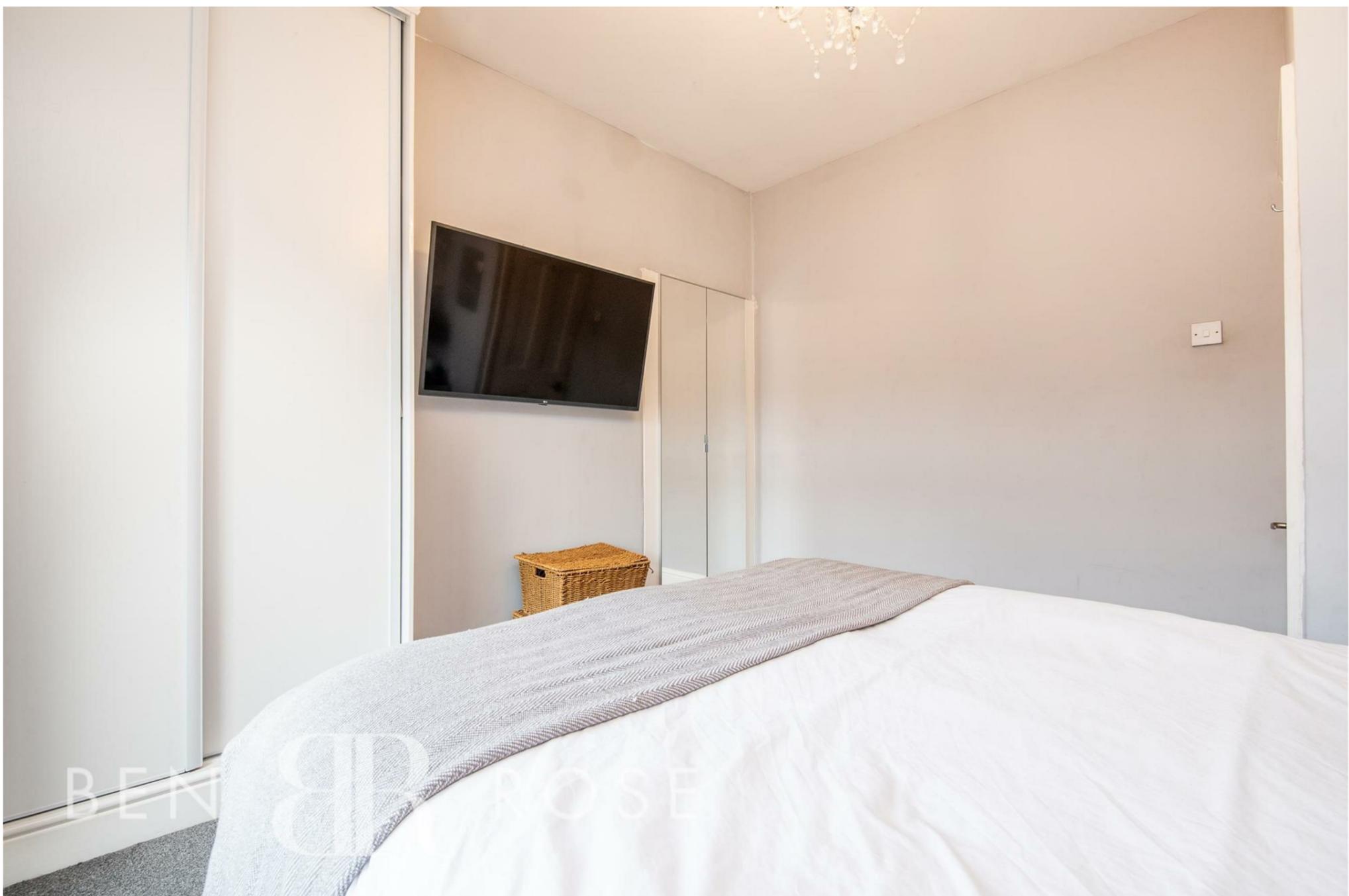


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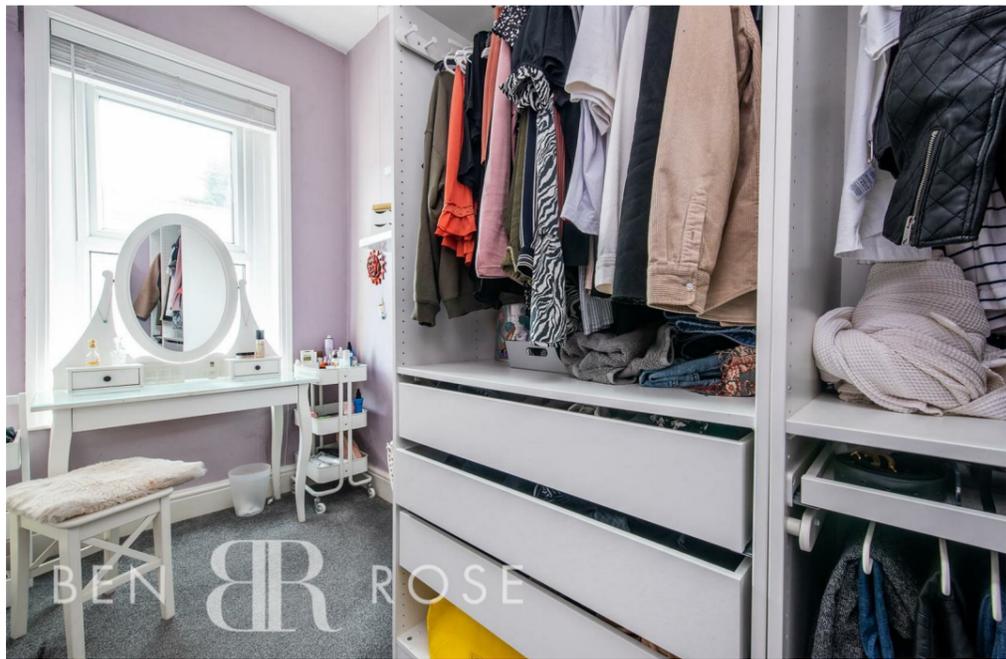


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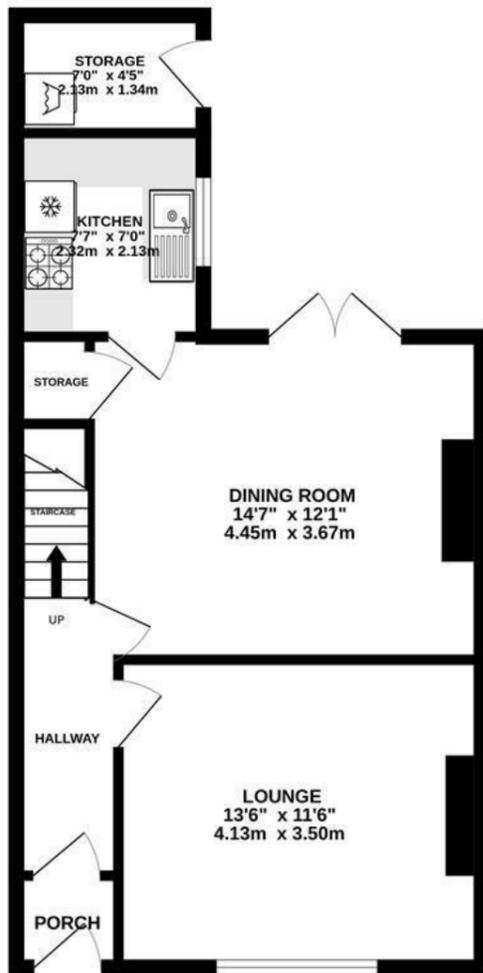








GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.

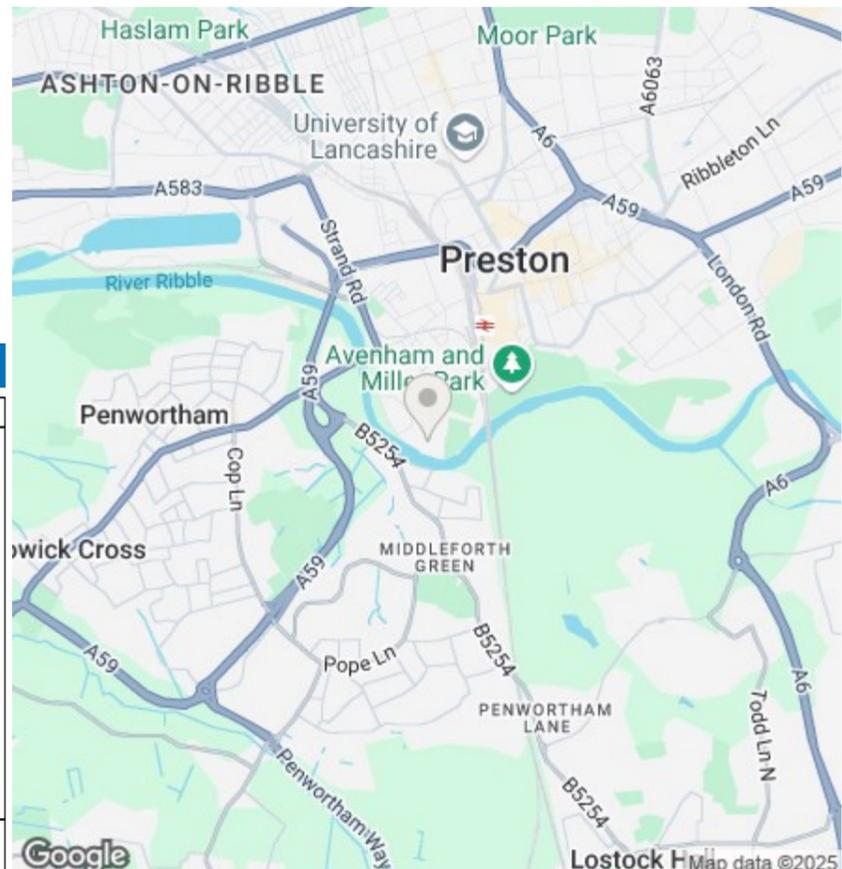


TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>62</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	