



Grafton Street, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this deceptively spacious two bedroom mid-terrace home, set over four versatile floors and ideally located in Preston. This charming property offers an abundance of living space that is perfect for growing families, blending character features with flexible accommodation throughout. Situated within comfortable walking distance of the city centre, the home benefits from easy access to a wide range of shops, supermarkets, schools, and leisure facilities. Excellent travel links are also close by, including nearby bus routes, Preston Railway Station offering direct connections to major cities, and convenient access to the M6 motorway and M65 motorway, making commuting to surrounding areas such as Chorley and Blackburn straightforward.

Upon entering the home, you are welcomed into a reception hall with the staircase positioned ahead. To the front sits the beautiful lounge, complete with a feature fireplace and integrated storage cupboards, creating a cosy yet practical living space. Moving through the hall, you'll find the spacious family dining room, which also benefits from a feature fireplace and French doors opening out to the rear yard, allowing for a seamless indoor-outdoor flow. To the rear of the property is the sizeable kitchen, offering ample workspace and storage. From here, there is access down to the basement level, where a useful shower room and a separate study can be found—ideal for those working from home or in need of additional flexible living space.

Heading up to the first floor, the property offers two generously sized double bedrooms, both well-proportioned to suit family living. The master bedroom is enhanced by a walk-in wardrobe, providing excellent storage. Also on this floor is a large four-piece family bathroom, complete with integrated storage solutions. Continuing to the second floor, you'll discover the loft room, illuminated by roof windows that invite plenty of natural light. This adaptable space could serve a variety of purposes, such as a home office, hobby room, or occasional guest accommodation, and is accessed via its own staircase.

Externally, the property benefits from permitted on-road parking to the front. To the rear is a private and low-maintenance yard, offering a pleasant outdoor space with room for storage. This well-located and generously proportioned home presents a fantastic opportunity for families seeking flexible living across multiple floors, all within easy reach of Preston's excellent amenities and transport links.















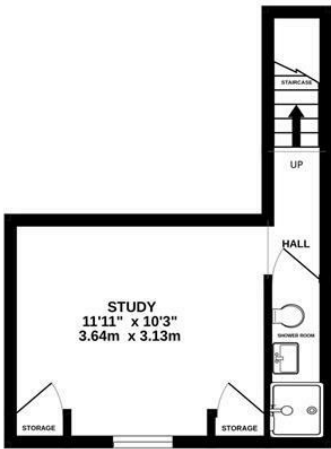






BEN ROSE

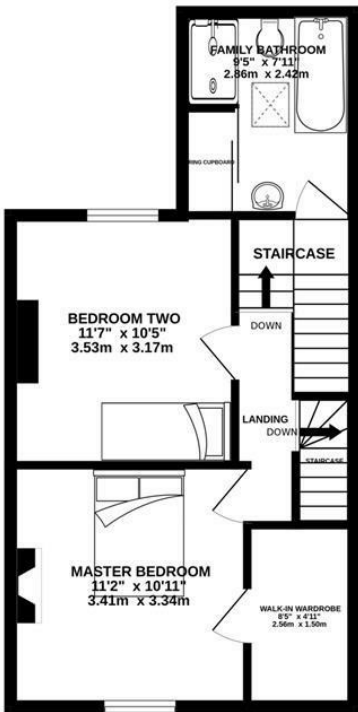
BASEMENT
176 sq.ft. (16.4 sq.m.) approx.



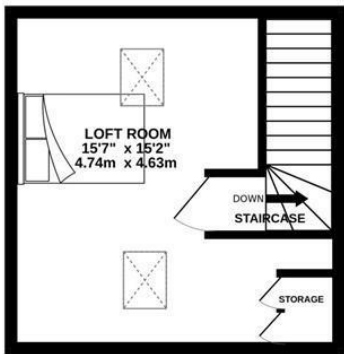
GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	83
(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 (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 

