



## Albert Terrace, Higher Walton, Preston

Offers Over £110,000

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom mid-terrace property in the ever-sought-after village of Higher Walton. Nestled just a short drive away from Preston town centre, and it's superb local schools, shops, and amenities, making it an ideal choice for families. Moreover, fantastic travel links are at your doorstep, with nearby train stations and easy access to the M6 and M61 motorways. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering the property you'll find yourself in the welcoming entrance hall giving access to all ground floor rooms. To your left, you'll find a cosy lounge flooded with natural light from its front-facing window, offering ample room for a comfortable two-piece sofa set. Moving through, the dining room provides generous space to accommodate a large family dining table, perfect for gatherings and meals together. The kitchen, located at the rear of the property, not only offers functionality but also grants access to the convenient under-stair storage and yard. This room comprises of ample worktops with freestanding appliances, including a hob/oven and washing machine that can be included in the sale

Heading upstairs, you'll discover two double bedrooms. The master bedroom spans the width of the home, creating a spacious retreat. Located at the end of the landing is a well-appointed modern family bathroom, complete with a bath and an over-the-bath shower.

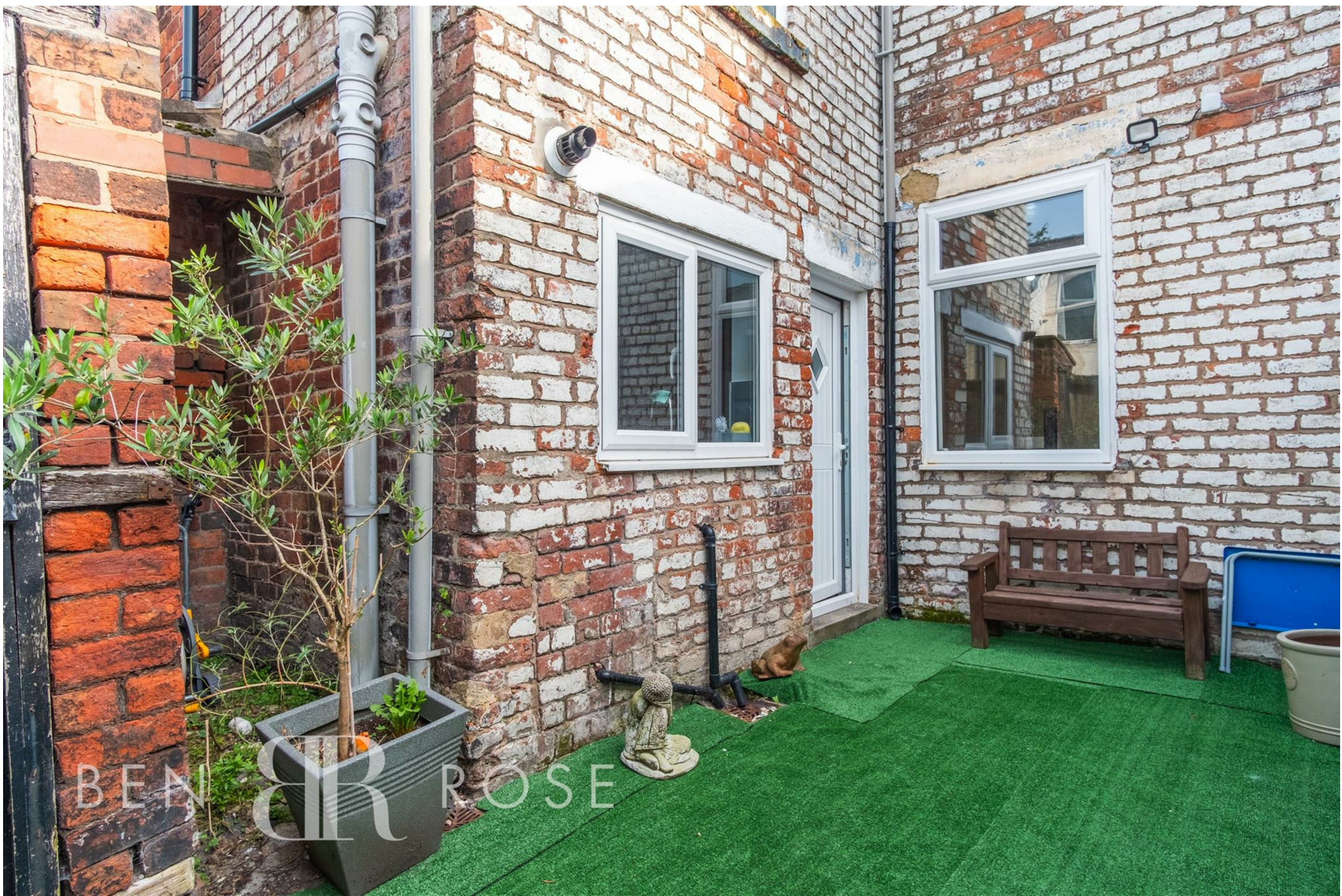
Outside, the property offers convenience and comfort. To the front an easy to maintain front lawn, and to the rear, an Astro-turfed yard adds a touch of low-maintenance charm, complete with a small outbuilding for storage needs. A convenient lane behind the home, provides ample space for multiple cars. This property is not only ideal for first-time buyers but also comes with the added benefit of no chain.

In summary, this delightful two-bedroom mid-terrace property in Higher Walton offers a harmonious blend of comfort and convenience. With its well-appointed rooms, easy-to-maintain outdoor spaces, and proximity to essential amenities and travel links, this home is a rare find. Don't miss out on the opportunity to make it your own.



















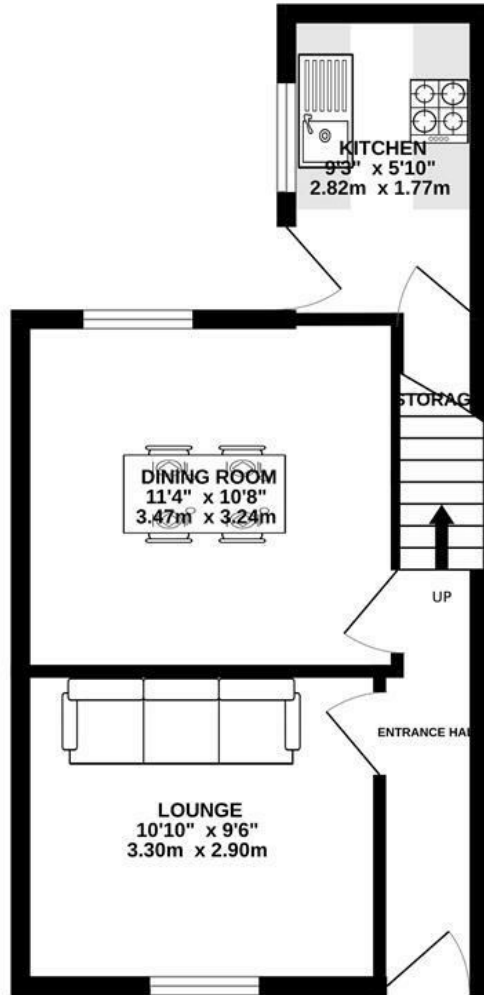




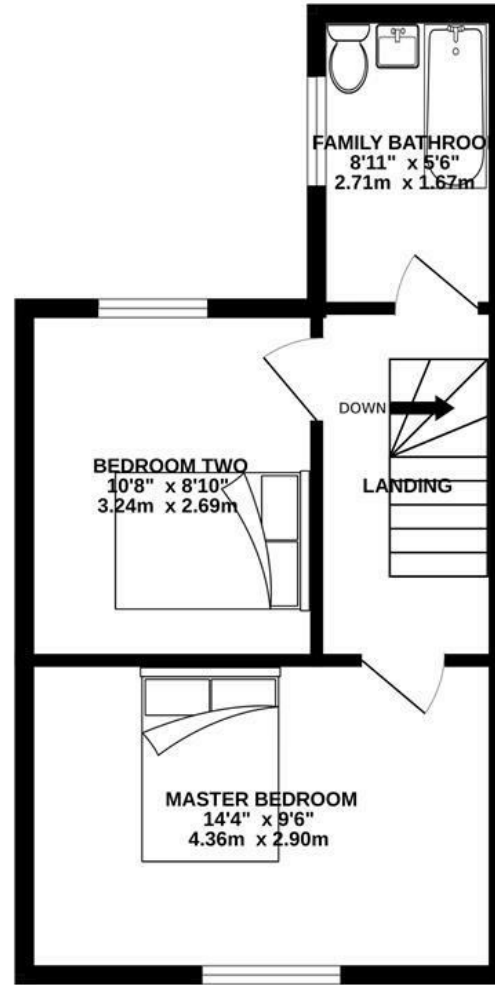




GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



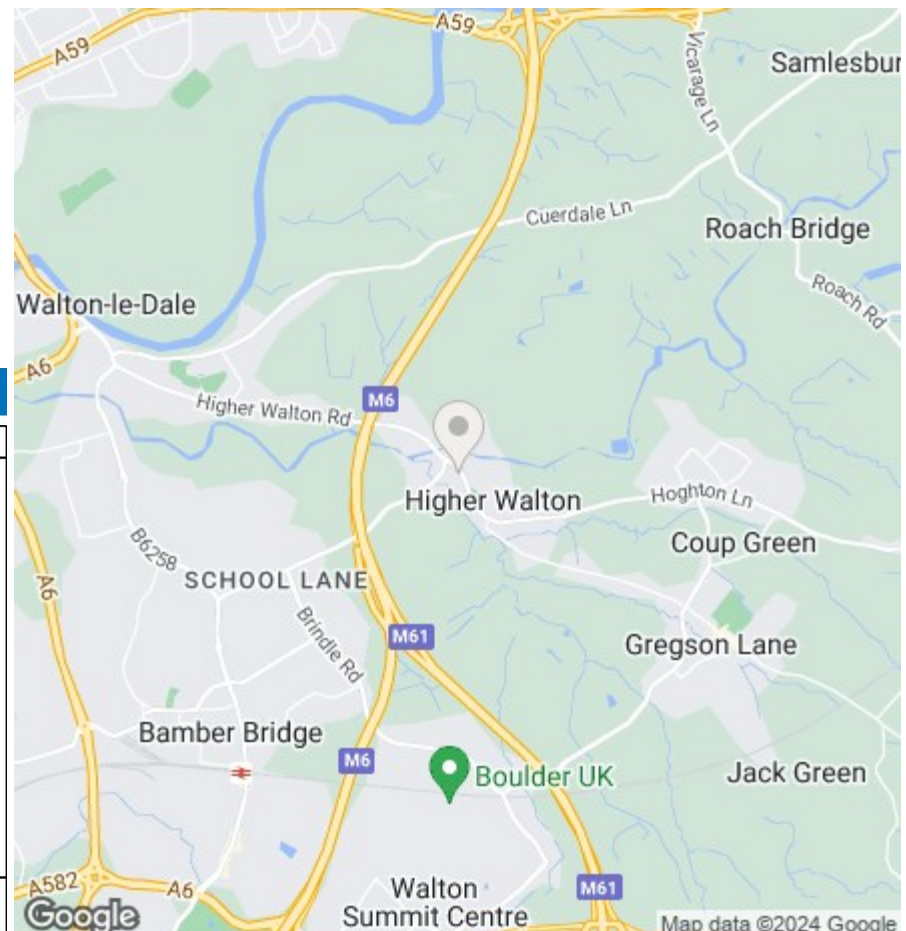
1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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	