



Blackburn Old Road, Preston

Offers In The Region Of £274,950

Ben Rose Estate Agents are pleased to present to the market this delightful, four bedroom semi-detached cottage located in a sought-after area of Hoghton, Preston. The property has huge potential and does require some work. Situated a short distance from Preston town centre, offering easy access to superb local schools, shops, and amenities. With fantastic travel links via nearby train stations and the M6 and M61 motorways, this charming home combines convenience with comfort. Viewing at your earliest convenience is highly recommended to fully appreciate the potential of this property.

Upon entering you'll find yourself in the spacious entrance hall. This floor hosts a three-piece family bathroom with a bath and over-bath shower, conveniently accessible from the entrance hall along with the versatile fourth bedroom, featuring dual aspect windows that infuse the room with natural light. This room comfortably accommodates a double bed and furnishings, offering flexibility in its usage. Adjacent to the fourth bedroom lies a good sized integral storage room providing access to the rear garden.

Continuing through, you'll reach the dining room, a hub for family gatherings. The dining room provides access to both the lounge at the front of the home and the kitchen at the rear. Perfectly proportioned, the dining room easily accommodates a large family dining table setting the stage for family gatherings.

The lounge boasts ample space, characterized by its dual aspect windows that illuminate the room and highlight its period features. A fireplace adds to the cozy ambiance, creating an inviting space for relaxation.

The well-appointed kitchen offers an abundance of worktop space, providing the ideal canvas for culinary creativity. This area also grants access to the garden, seamlessly connecting indoor and outdoor living spaces.

Ascending to the first floor, you'll find three bedrooms, two of which are generously sized doubles. The master bedroom and bedroom three are enhanced by built-in wardrobes, offering practical storage solutions. Bedroom three presents an attractive option for a home office or study, catering to the demands of modern lifestyles.

This exceptional property boasts period features and charm that are sure to capture your heart. A standout feature is the large garden, primarily lawned throughout, that gracefully extends down the side and rear of the property. This outdoor haven presents a world of possibilities for landscaping and outdoor activities, making it an ideal space for relaxation and play.

The property further benefits from off-road parking, with ample room for multiple vehicles. A small outbuilding within the garden enhances the potential for storage or conversion into a creative space.

Nestled in a private setting, the property enjoys the advantage of not being overlooked, providing you with a sense of tranquility and seclusion, and on a clear day with the views over Preston you are able to see Blackpool Tower.

While this home offers immediate comfort, it also presents an exciting opportunity for those looking for a project. With some renovation, you can transform this residence into your dream home.

In summary, this property combines the allure of period features, a spacious garden, off-road parking, and potential for renovation, making it an ideal family home with character and promise. Don't miss the chance to make this project home your very own.







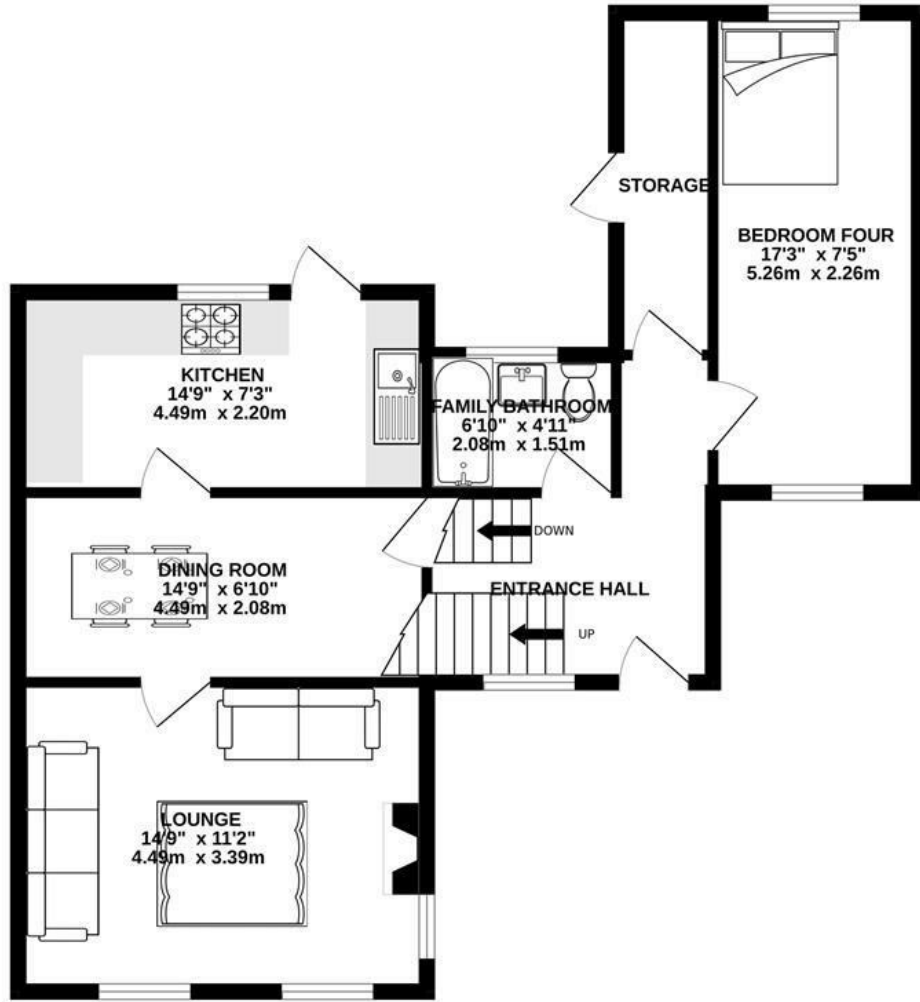




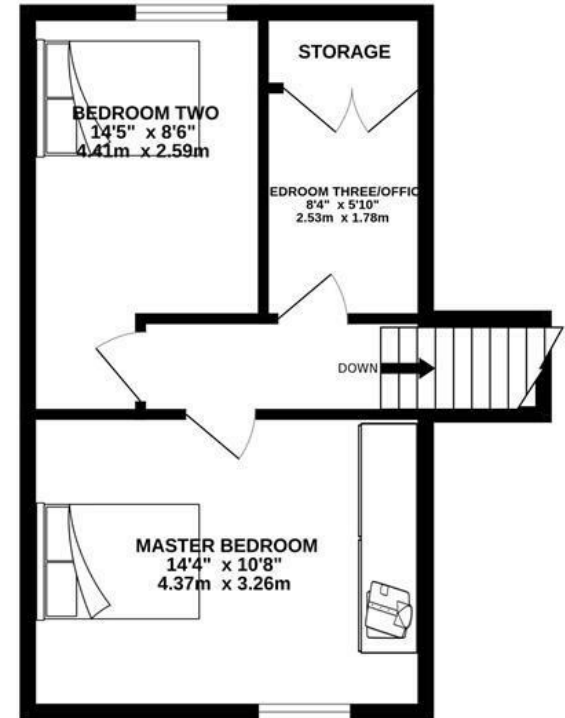


BEN ROSE

GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



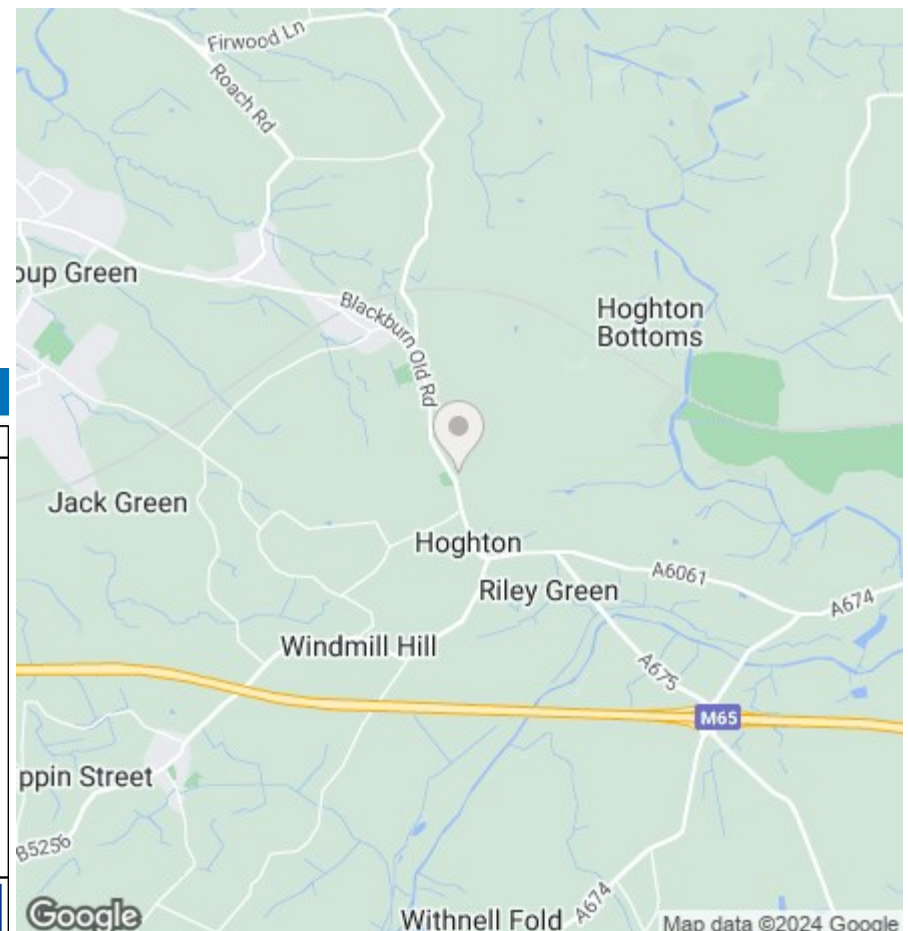
1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	