



Easterling Road, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this immaculately presented three-bedroom semi-detached house in Preston. This charming family home boasts a rear garden, off-street parking, and easy access to the motorway network, making it ideal for commuters and families alike.

As you step through the inviting entrance hall, you are greeted by the warmth of the well-appointed ground floor. The modern kitchen, complete with integrated appliances, is perfect for culinary enthusiasts, while the spacious lounge, adorned with French windows leading into the garden, offers a tranquil space for relaxation and entertainment. Additionally, a convenient WC and under stairs storage provide practical elements for everyday living.

Venturing to the first floor, the property continues to impress with a generously proportioned master bedroom, providing ample space for rest and relaxation. Two further bedrooms offer versatility for growing families or those in need of additional space. The family bathroom, featuring a bath with a shower over, a toilet, and a sink, is designed with both style and functionality in mind.

Outside, the property boasts a well-maintained rear garden, complete with a lawn and a patio area, providing an ideal space for outdoor gatherings and activities. The front garden adds to the property's curb appeal, while off-street parking ensures convenience for residents and their guests.

In summary, this beautifully presented three-bedroom semi-detached house offers a perfect blend of modern living and comfort, with its well-designed interior, spacious garden, and convenient location, making it an ideal family home in Preston.



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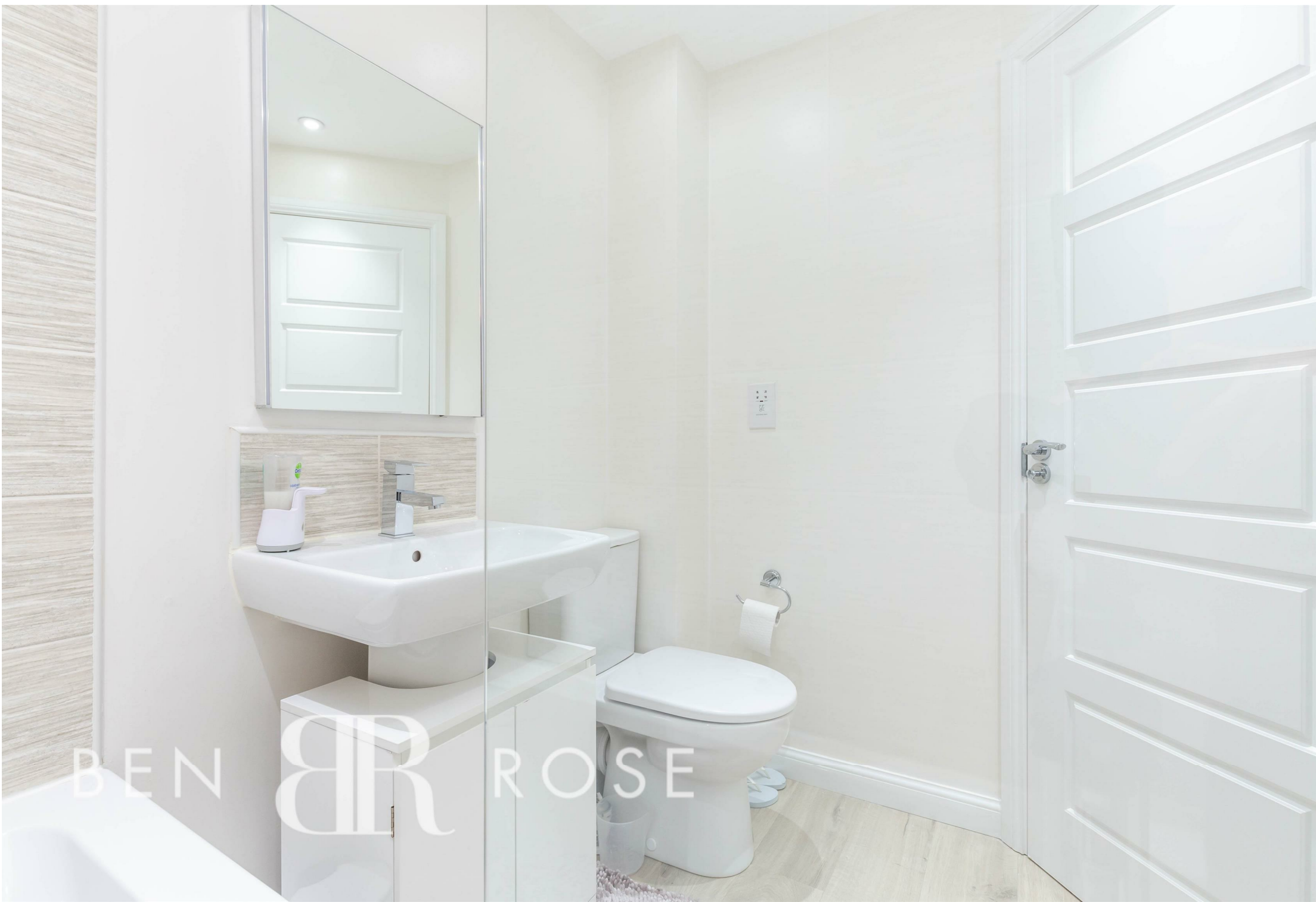




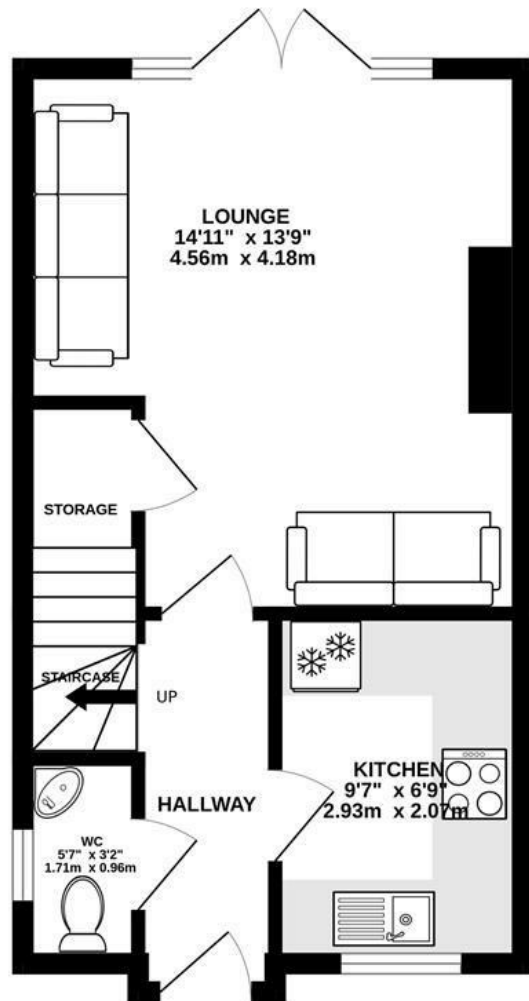




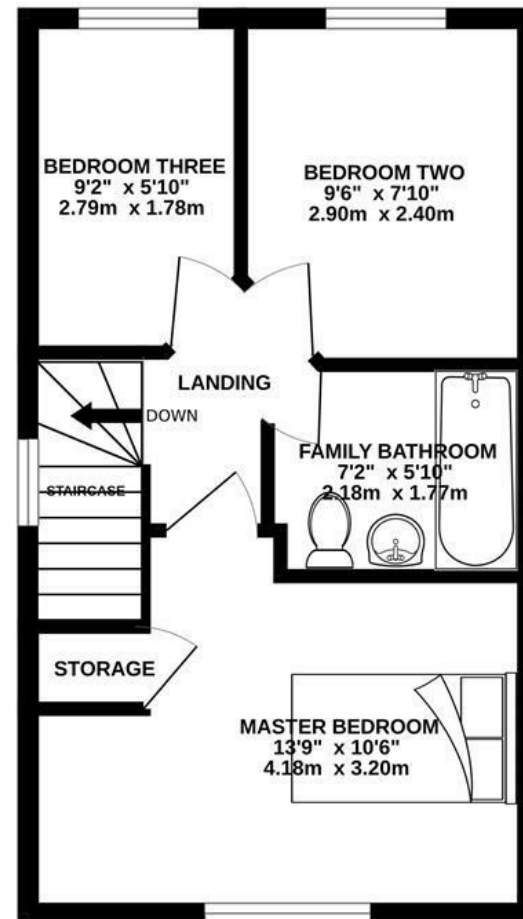




GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



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

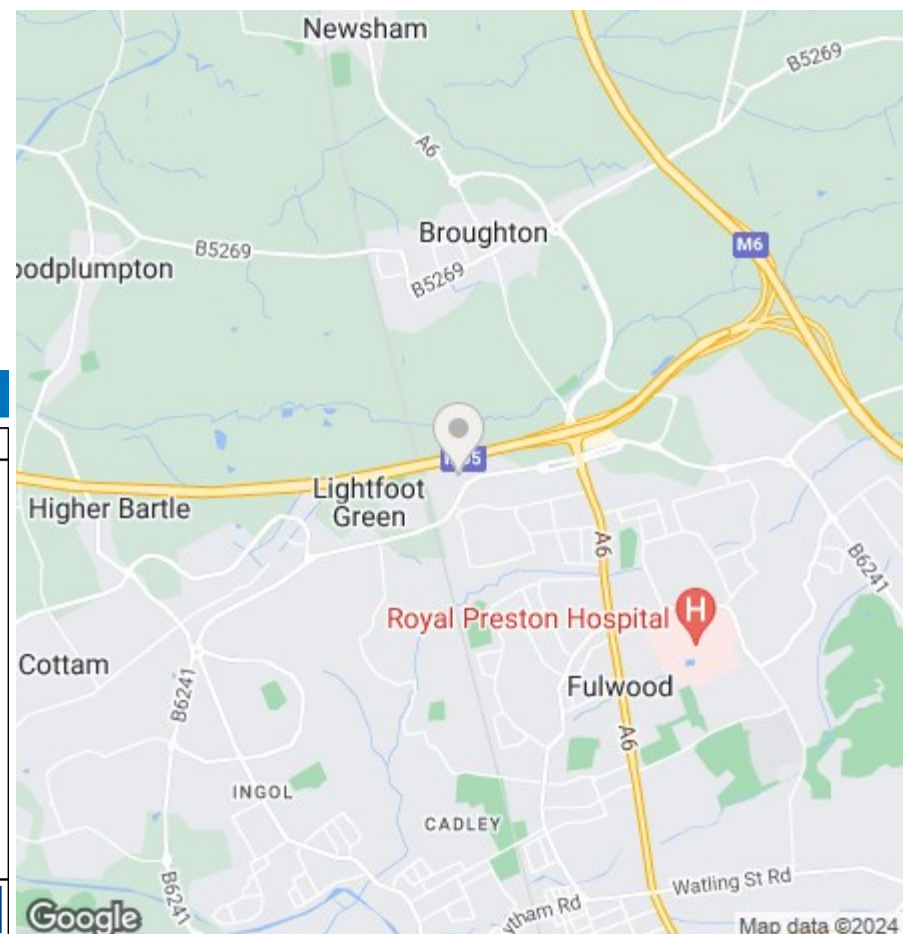


TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.

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	86	88
(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 (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	