



Kittlingbourne Brow, Higher Walton, Preston

Offers Over £110,000

* New Price is to reflect some cosmetic works required both internally and externally.

Ben Rose Estate Agents are pleased to present to market this three-bedroom, mid-terrace property in Higher Walton. The home is being offered with NO ONWARDS CHAIN, making it ideal for first-time buyers or those seeking a buy-to-let investment. Situated just a short drive from Preston City Centre and with Bamber Bridge on the doorstep, residents benefit from convenient access to supermarkets, restaurants, and schools. Additionally, excellent travel links are provided by local bus routes and the nearby M6 and M61 motorways.

Upon entering, you're greeted by an inviting entrance hall leading to a spacious front lounge boasting a charming feature fireplace and integrated cupboard storage. The kitchen, located adjacent to the lounge, is well-appointed with integrated appliances including a washer, fridge/freezer, and oven. Notably, the staircase is incorporated into this space, offering storage beneath. The kitchen also grants access to the yard, enhancing practicality and flow throughout the ground floor.

Ascending to the first floor, you'll find three bedrooms, one of which is the master benefiting from a fitted wardrobe, maximizing storage. Completing the first floor is a convenient three-piece family bathroom, ensuring comfort and functionality.

Externally, the property offers on-road parking to the front, providing ease of access for residents and guests. To the rear, a yard with a shed offers additional storage and access to the private road behind the property.











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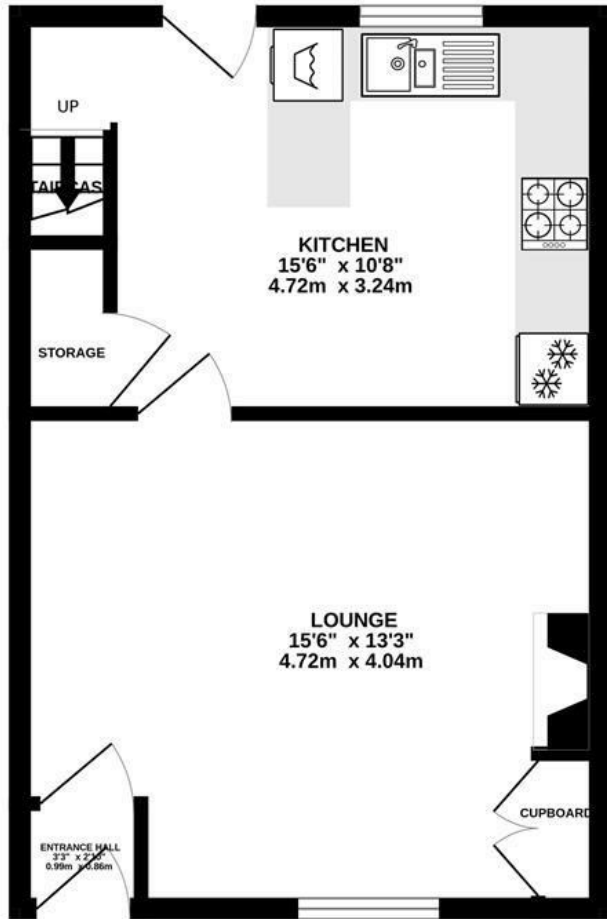


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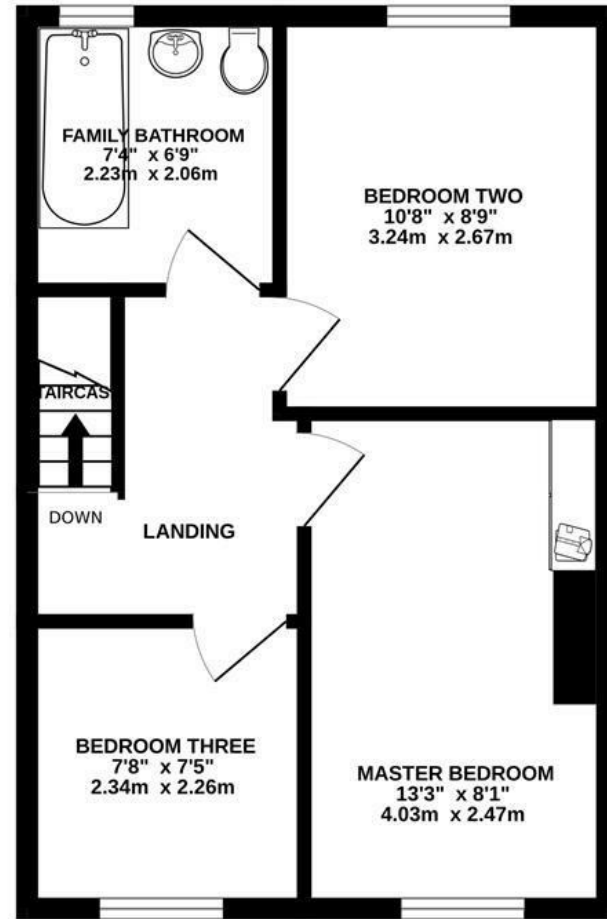


BEN ROSE

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.

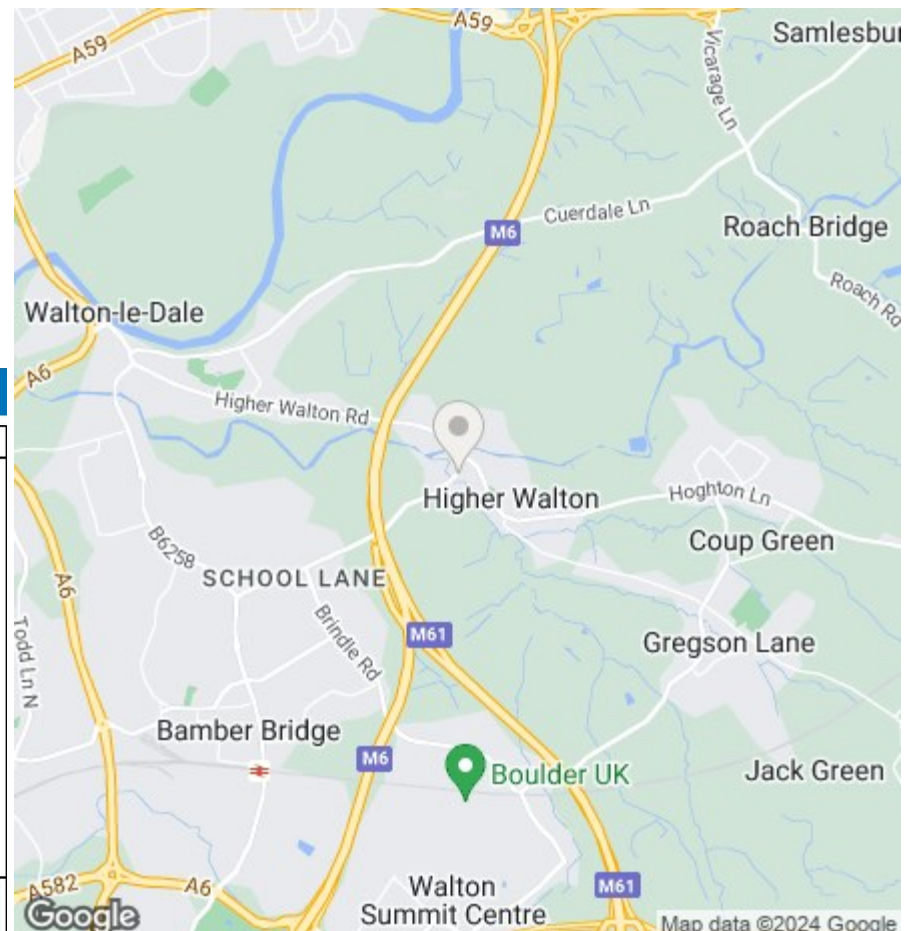


TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

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) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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	