



## **Golf View, Ingol, Preston**

**Offers Over £99,995**

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, two-bedroom end terrace property situated towards the end of a quiet cul-de-sac in Ingol. The home is perfect for first-time buyers in the area and offers easy access to Preston City Centre, as well as travel links to the M6 and M55 motorways nearby. Nestled in a tranquil neighborhood, this property boasts convenience and comfort.

Entering immediately into the kitchen towards the front of the home, you'll find an integrated hob/oven with ample space for other freestanding appliances. Moving through to the spacious lounge/diner with an open staircase, this area can comfortably accommodate a settee suite and dining table, with access to the under stair storage and the garden beyond.

Ascending to the first floor, you'll find two bedrooms, one of which includes a fitted wardrobe and airing cupboard, offering convenient storage solutions. Completing the first floor is the three-piece family bathroom, featuring an over-the-bath shower for added convenience.

Outside, the property offers a driveway with space for one car. To the rear, a shared garden space with neighboring properties can be found, featuring a central lawn, covered patio area, and views overlooking the Village Green behind the home.

In summary, this charming property presents an excellent opportunity for first-time buyers, offering a comfortable living space with convenient amenities, all within a peaceful and well-connected location.







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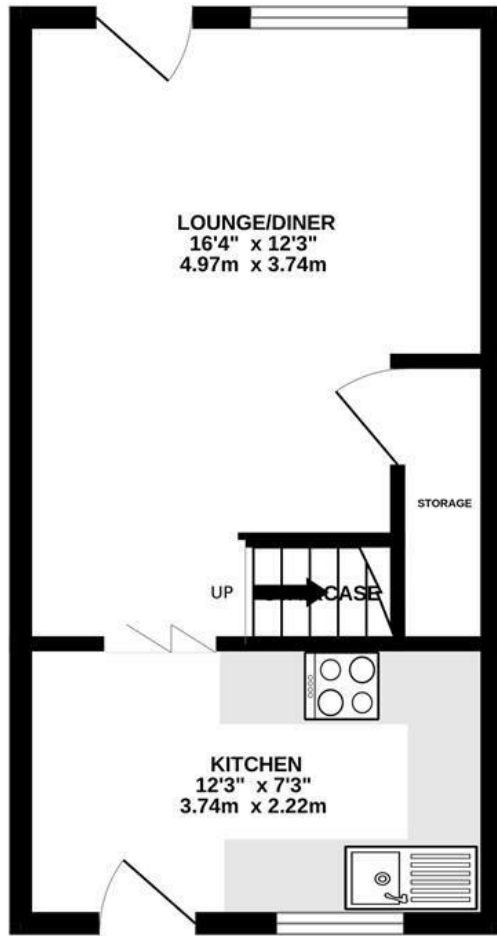
BEN  ROSE



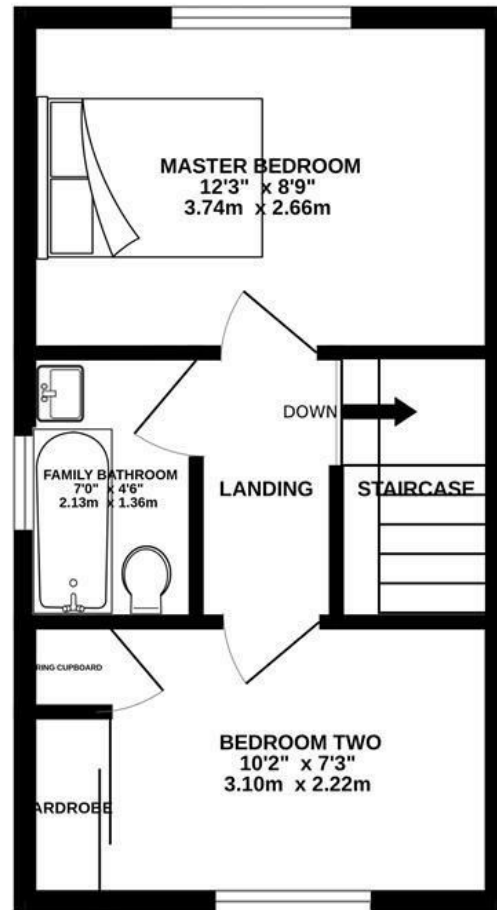




GROUND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.

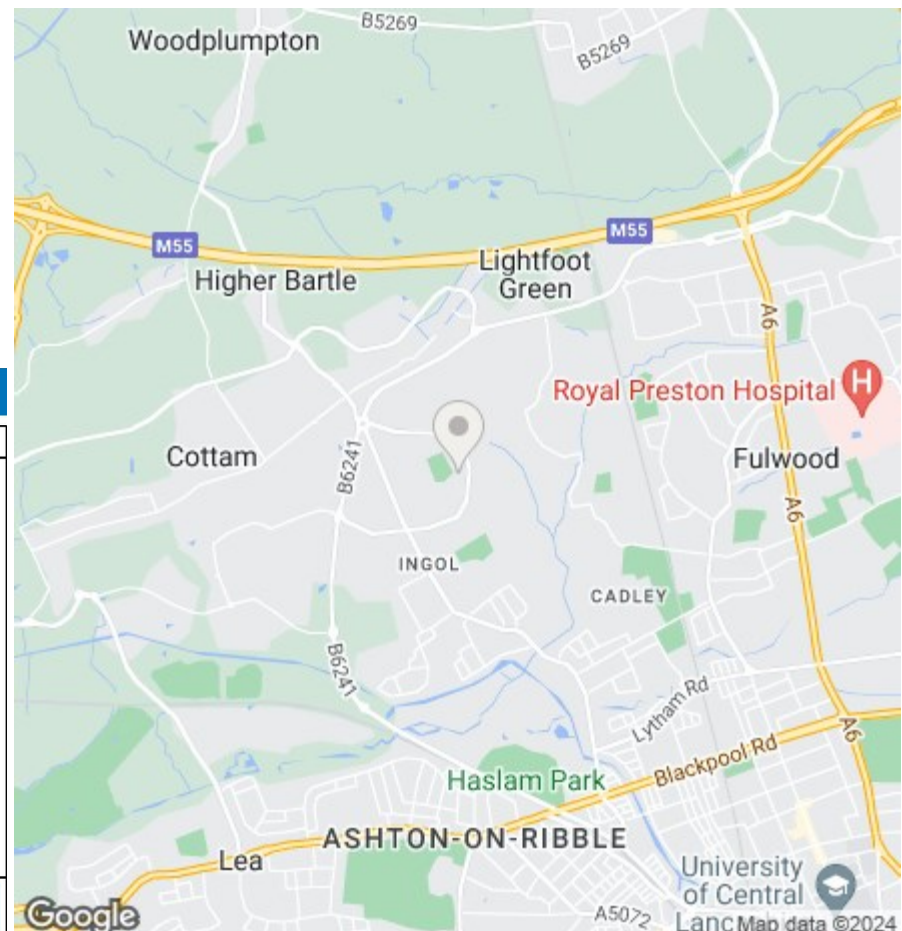


TOTAL FLOOR AREA : 571 sq.ft. (53.0 sq.m.) approx.

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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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>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	