



Ranglit Avenue, Lea, Preston

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to the market this spacious four-bedroom detached family home situated within the highly sought-after residential area of Lea, Preston. The property is conveniently located within commuting distance of all major northwest towns and cities, with easy access to local motorways. Surrounded by superb local schools, shops, and amenities, the home also offers proximity to the scenic beauty of the Lancashire countryside. Viewing at the earliest convenience is highly recommended to avoid disappointment.

Internally, the property briefly comprises a welcoming entrance hallway, where a convenient WC is located, as well as the stairs leading to the upper level. On the right, you'll step into the spacious lounge/diner, spanning the full length of the property. The lounge area features a charming fireplace and a large front window overlooking the front aspect. The dining area offers ample space for a family dining table and flows through to the conservatory at the rear via sliding patio doors. The bright and airy conservatory offers a versatile space from which to enjoy the garden, accessible via double patio doors. Moving back through the lounge/diner, you'll enter the large kitchen, which features an integrated oven and hob with plenty of space for additional freestanding appliances. There is ample space here for a dining table, adding versatility to the layout of the home. Access to the garden is also available here via a single door.

Moving upstairs, you'll find four well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room and bedroom two boasting wall-to-wall integrated storage. The three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, at the front of the property, you'll find a private driveway leading to the attached single garage, offering off-road parking for multiple vehicles. At the rear, there is a generously sized garden space comprising a lawn area and paved patio.







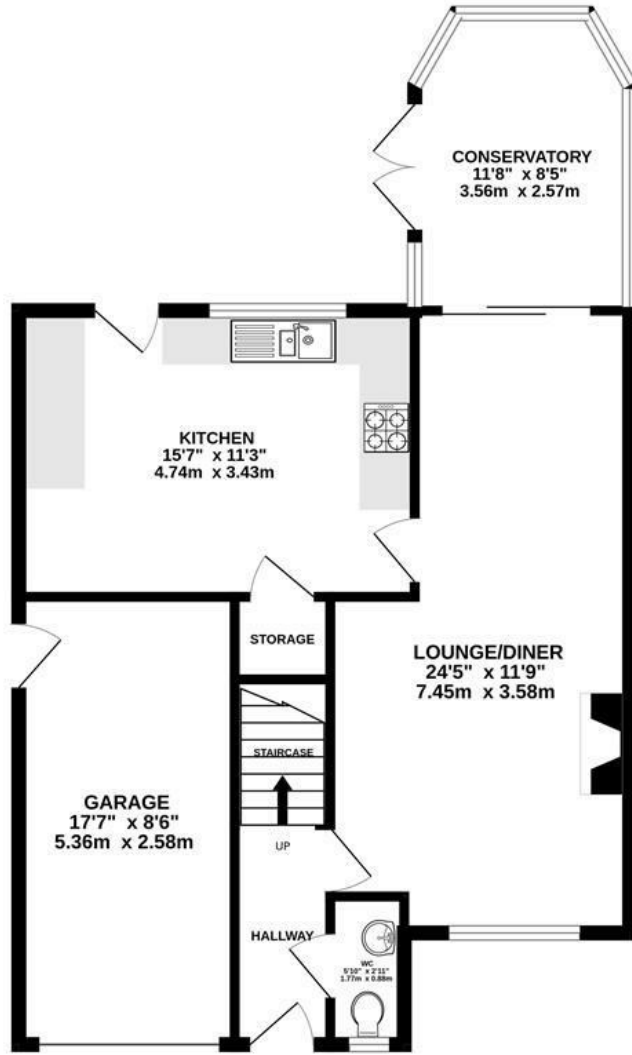




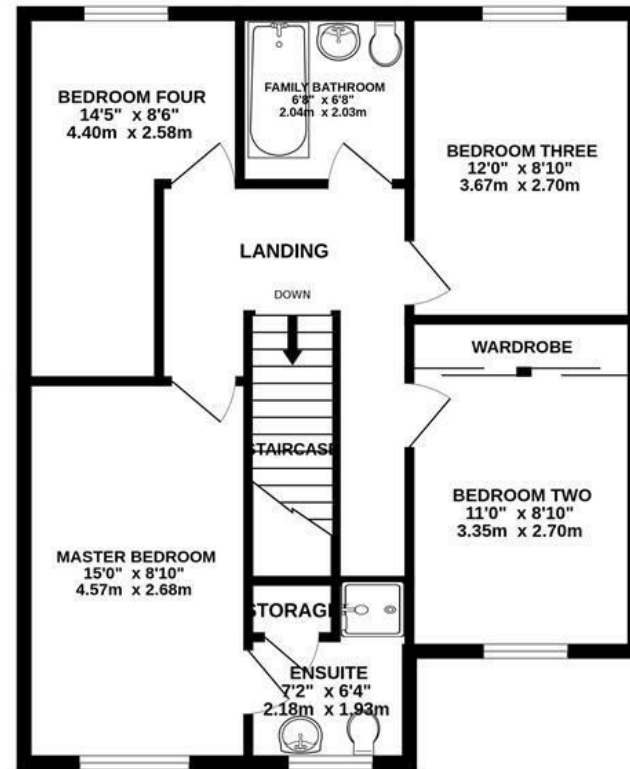


BEN ROSE

GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.

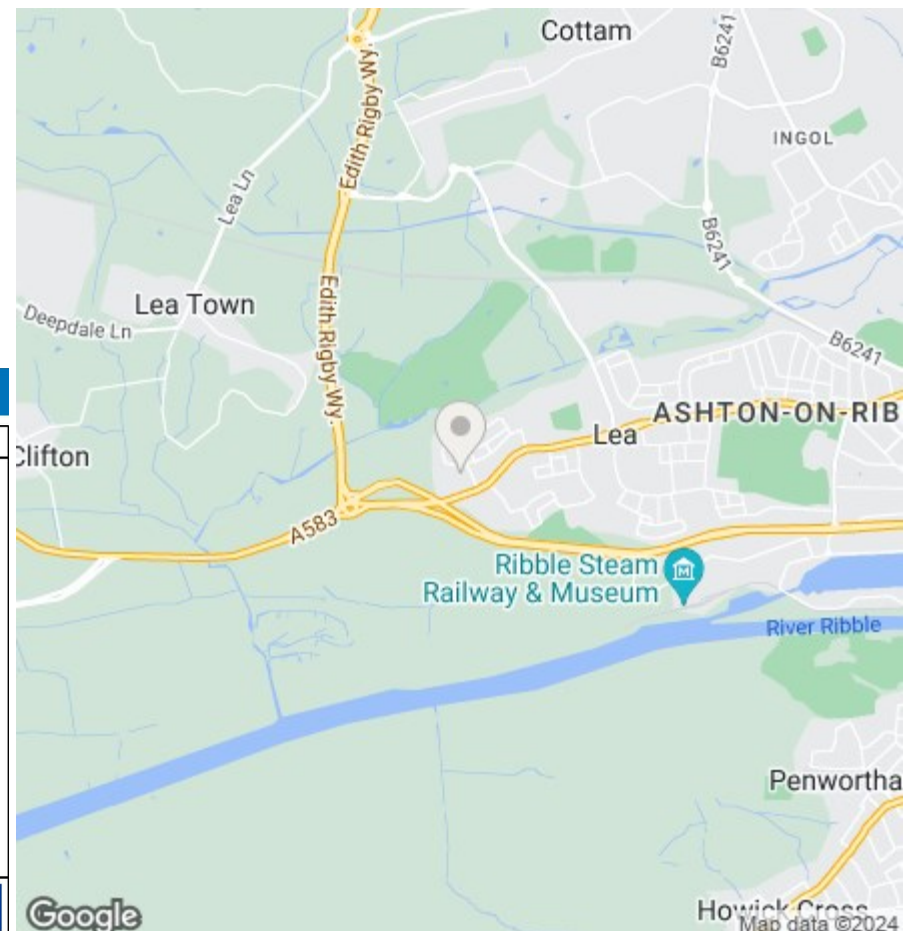


TOTAL FLOOR AREA : 1408 sq.ft. (130.8 sq.m.) approx.

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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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		
	61	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	