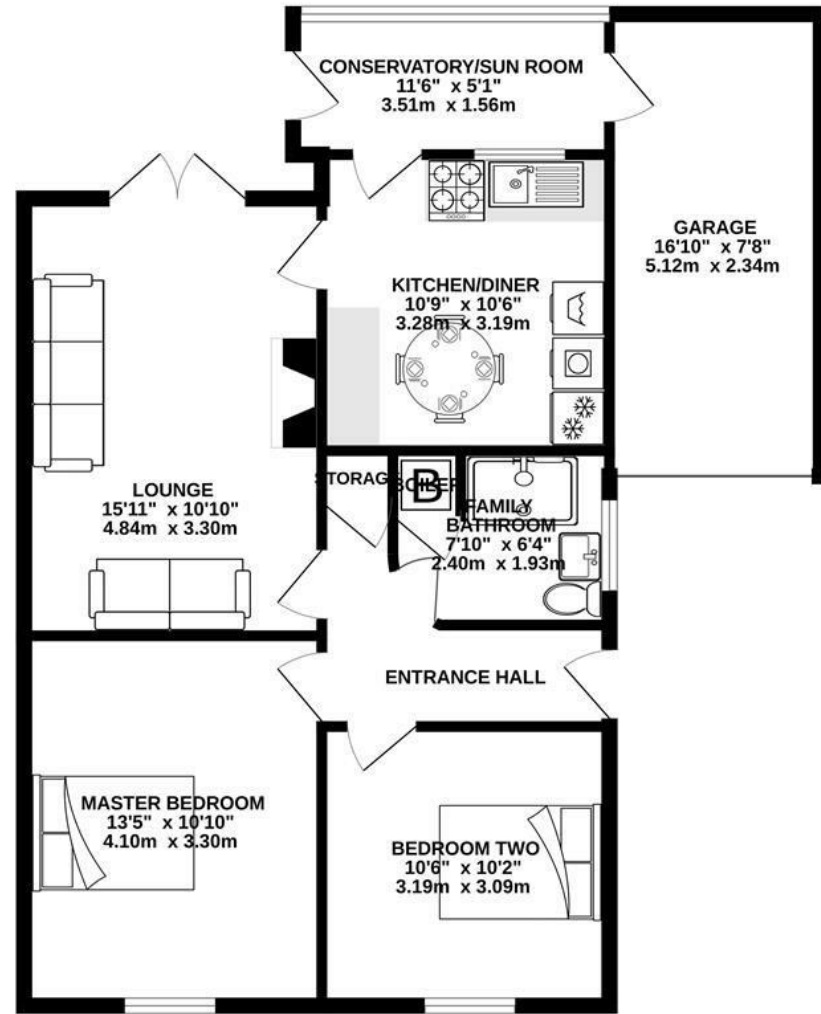
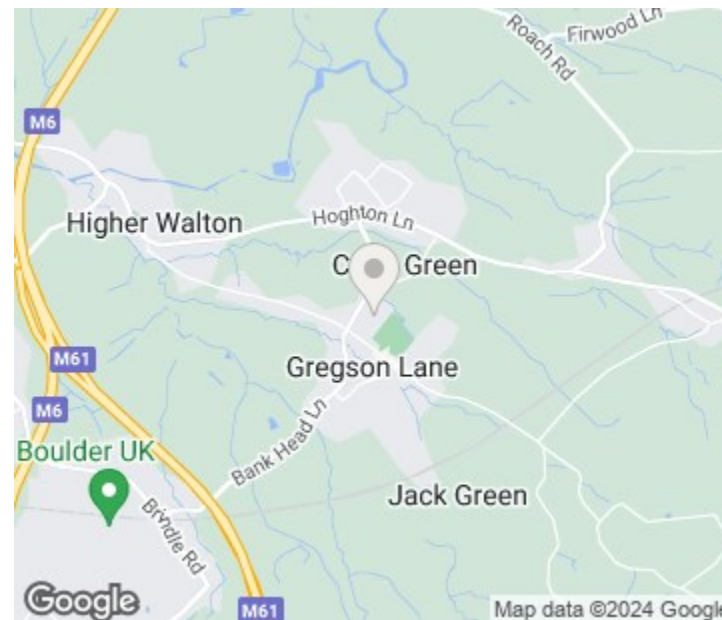


GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 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			
(81-91) B			
(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 (CO ₂) 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		

BEN  ROSE



Lydric Avenue, Houghton, Preston

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom bungalow situated on a quiet cul-de-sac in the much sought-after village of Gregson Lane. While the home is in need of some modernisation, it offers an ideal project opportunity for buyers looking to make it their own. Ideally placed in a semi-rural location, the property is still within easy reach of local shops and amenities and benefits from excellent travel links via local bus routes and the M6, M61, and M65 motorways.

As you step into the entrance hall, you'll find access to the majority of the rooms. To the front of the home are two generously sized double bedrooms, with the second bedroom benefiting from fitted wardrobes. Adjacent is a three-piece family bathroom featuring a standalone shower and a large storage cupboard that houses the combi boiler. Additional storage can be found off the hall.

The lounge, located at the end of the hall is of a good size, featuring a cozy electric fireplace and new laminate flooring throughout. Despite the current set up, the existing chimney offers the possibility of converting back to a traditional fireplace if desired. Patio doors from the lounge provide access to the garden, and an adjoining door leads to the kitchen/diner. This space, while in need of some modernisation, offers ample room for a dining table and offers plenty of space for wall and base units.

From the kitchen, you can access the conservatory/sunroom, a delightful and versatile space that also provides entry to both the garage and the garden.

