



Round Acre, Samlesbury, Preston

Offers Over £219,950

Ben Rose Estate Agents are delighted to bring to market this well-presented NO CHAIN three-bedroom semi-detached property in the sought-after village of Samlesbury. This home is perfect for families, offering ample space both inside and out. The property is rurally located however maintains just a short drive from Preston and Blackburn, with superb schools, shops, and amenities, and boasts fantastic travel links via the nearby M6 and M61 motorways. Early viewing is highly recommended to avoid any potential disappointment.

Stepping into the property, you are welcomed into the reception hall, where the stairs to the upper level are located. On the left is the spacious lounge/diner, which spans the full length of the property and benefits from dual aspect windows, allowing plenty of natural light into the space. The lounge features a charming fireplace, and the dining area offers ample space for a family dining table, with access to the garden via bi-folding doors.

Back through the hallway, you will find the kitchen/breakfast room, which features modern wall and base units with complementing granite worktops. The kitchen is equipped with integrated appliances, including an oven, hob, dishwasher, fridge, and two freezers, all set around a beautiful central island/breakfast bar. Just off the kitchen is a convenient utility room offering additional space for freestanding appliances.

Moving upstairs, you will find three well-proportioned double bedrooms, all of which benefit from integrated storage. The modern three-piece family bathroom, with an over-the-bath shower completes this level.

The loft is boarded and equipped with electricity.

Externally, the front of the property boasts a low-maintenance driveway offering off-road parking for three vehicles. At the rear, there is a beautiful south-west facing garden featuring a well-maintained lawn and a large flagged patio area, complete with an outdoor tap and mixer shower, perfect for washing dogs or wellies.











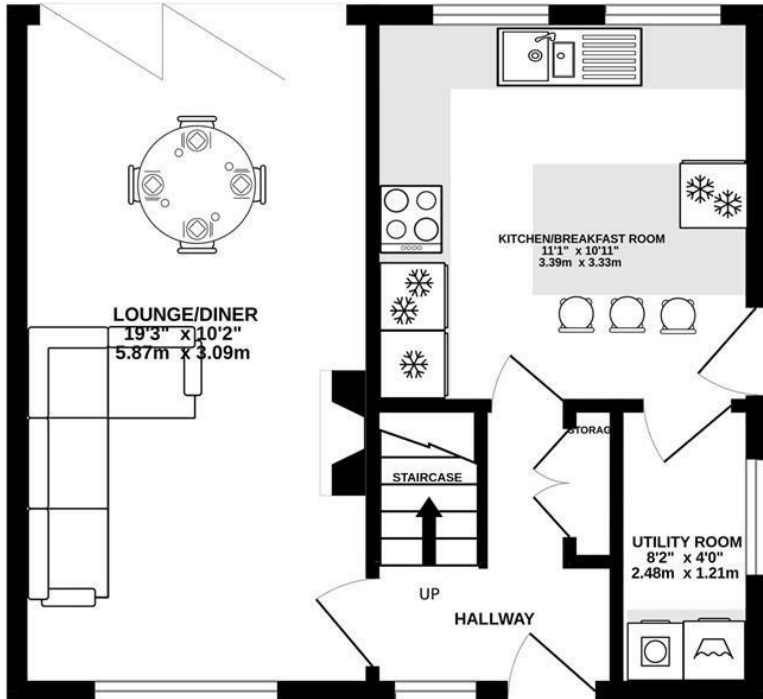
BEN  ROSE



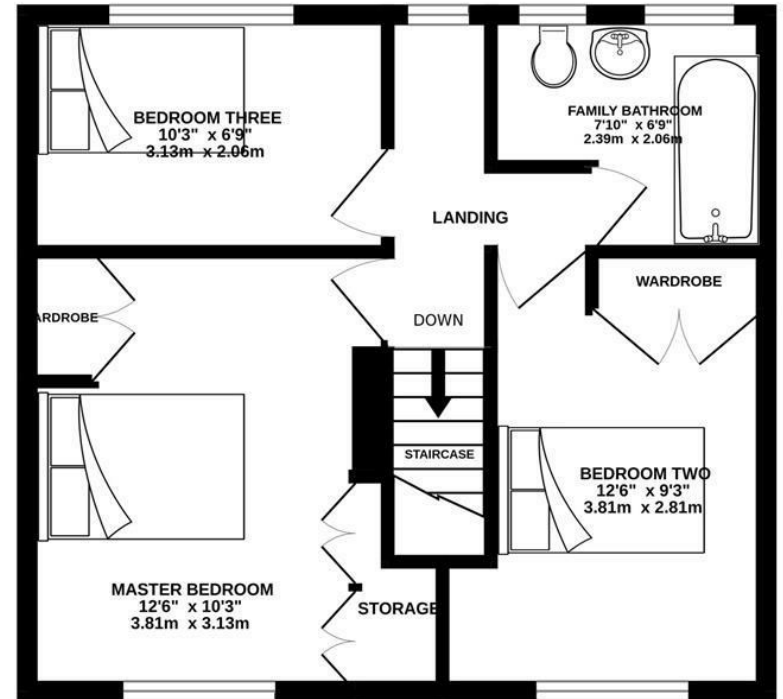
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GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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 | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 73 | |
| (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 | |

