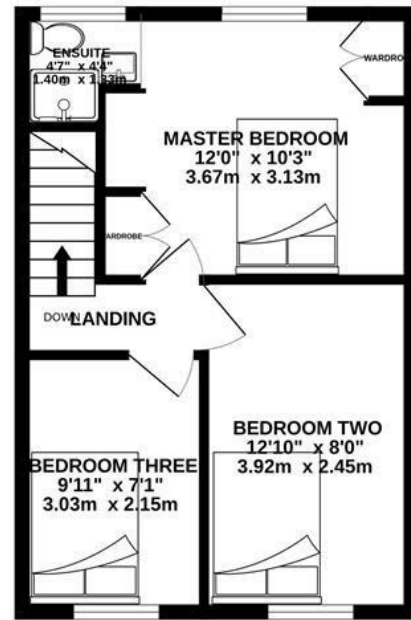


GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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
	84
67	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



**Kittlingbourne Brow, Higher Walton, Preston**

**Offers Over £129,950**

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 the property, you are greeted by a spacious lounge featuring a charming fireplace and a large front-facing window that floods the room with natural light. From the lounge, a set of folding doors opens into the generously sized dining room, which comfortably accommodates a large dining table. The open staircase is located here, as well as access to the modern kitchen. The kitchen is well-appointed with ample wall and base units, an integrated hob/oven, and space for freestanding appliances. The kitchen then leads to the yard and modern family bathroom, which includes a bath with an over-the-bath shower.

Moving to the first floor, you will find three good-sized bedrooms. The master bedroom benefits from built-in storage and its own three-piece ensuite shower room, offering a touch of luxury and convenience. The remaining two bedrooms are well-proportioned and provide ample space for furniture and storage.

Externally, the property features a yard with gated access to the lane behind, providing a secure outdoor space with plenty of on-road parking is available at the front of the property.

