



**Blackpool Road, Lea, Preston**

**Offers Over £179,950**

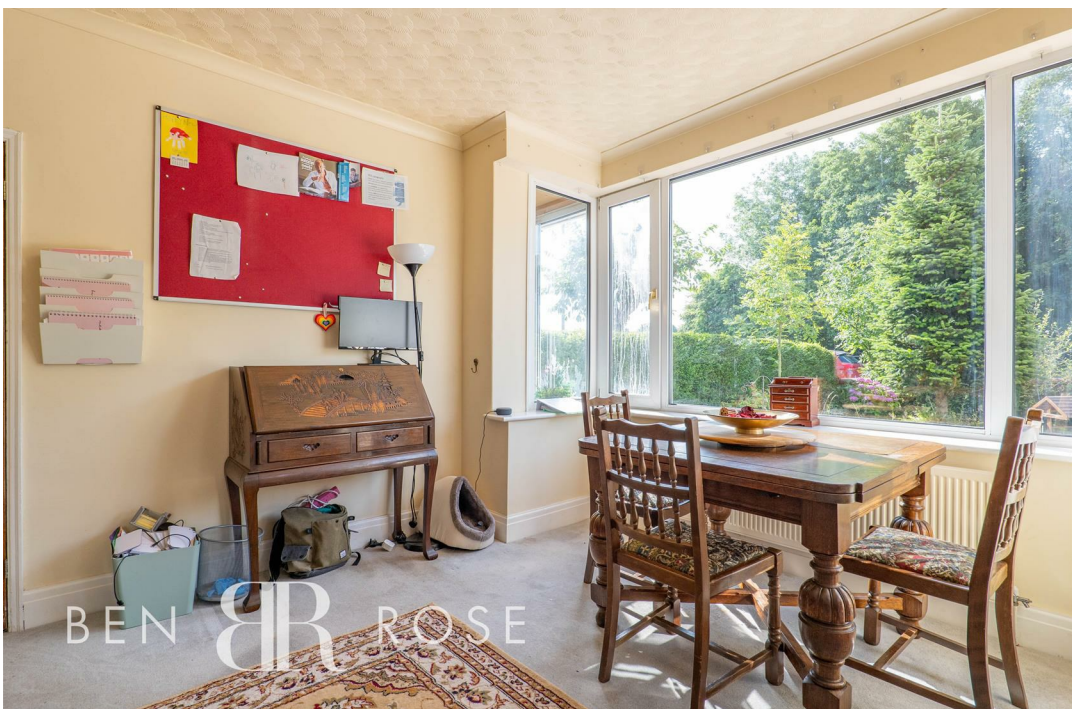
Ben Rose Estate Agents are pleased to present to market this lovely, three-bedroom semi-detached home situated in Lea, Preston. This home offers generous indoor and outdoor space, making it an ideal choice for families or first-time buyers. Nestled in a desirable location, it provides easy access to Preston city centre and excellent travel links via the M6 and M55 motorways nearby. The area is well-served with local amenities, including shops, schools, and recreational facilities, ensuring convenience and comfort for its residents.

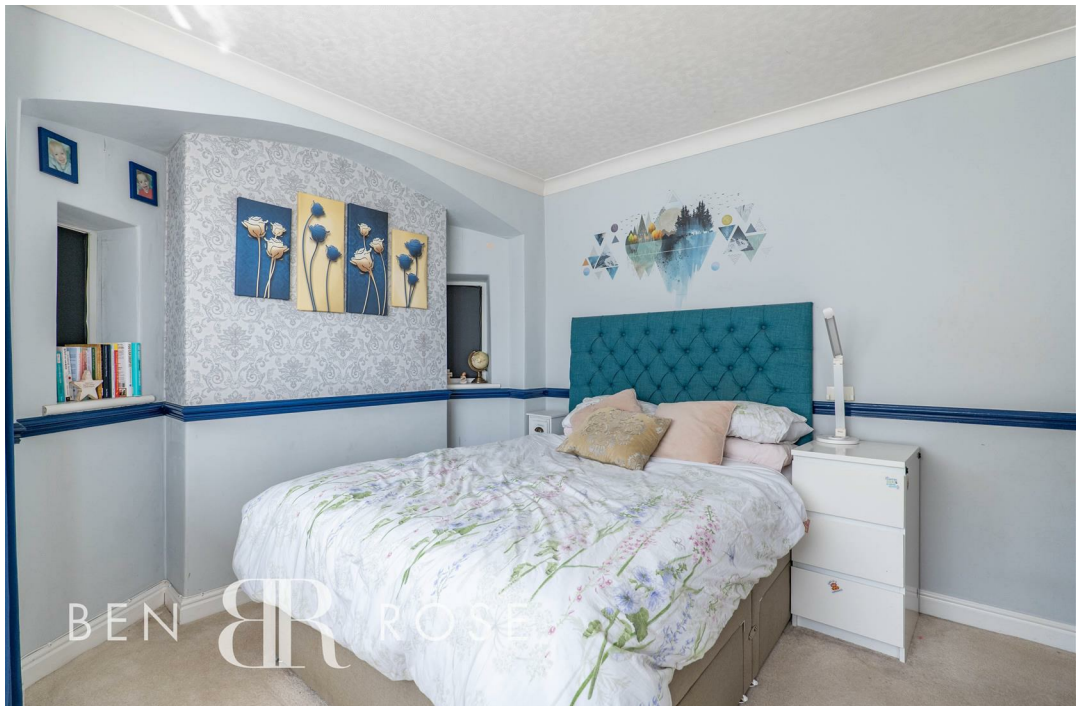
Upon entering the ground floor, you are greeted by a welcoming porch that leads into the main reception hall, where the staircase is located. The dining room, positioned at the front of the home, features a charming bay window and a cozy feature fireplace, perfect for family meals and entertaining guests. Moving through to the spacious lounge, another feature fireplace further enhances the room, and patio doors open out to the garden, creating a seamless indoor-outdoor flow. The newly fitted kitchen is equipped with integrated appliances such as a microwave, dishwasher, hob, oven, and fridge/freezer, making it a modern and functional space.

Ascending to the first floor, you will find three good-sized bedrooms, each offering ample space and comfort. The master bedroom is particularly appealing with its bay fronted window, adding to the natural light. The family bathroom, designed with practicality in mind, features a three-piece suite with an over-the-bath shower, catering to all your family's needs.

Externally, the property boasts a gated driveway with space for up to four cars, enhancing the convenience for a multiple vehicle household. A front lawn adds to the curb appeal, creating a welcoming first impression. The driveway extends down the side of the home, leading to a generously sized detached garage with a roller shutter door. At the rear, a good-sized garden awaits, complete with a patio area and a lawn, providing a perfect setting for outdoor relaxation and entertainment.







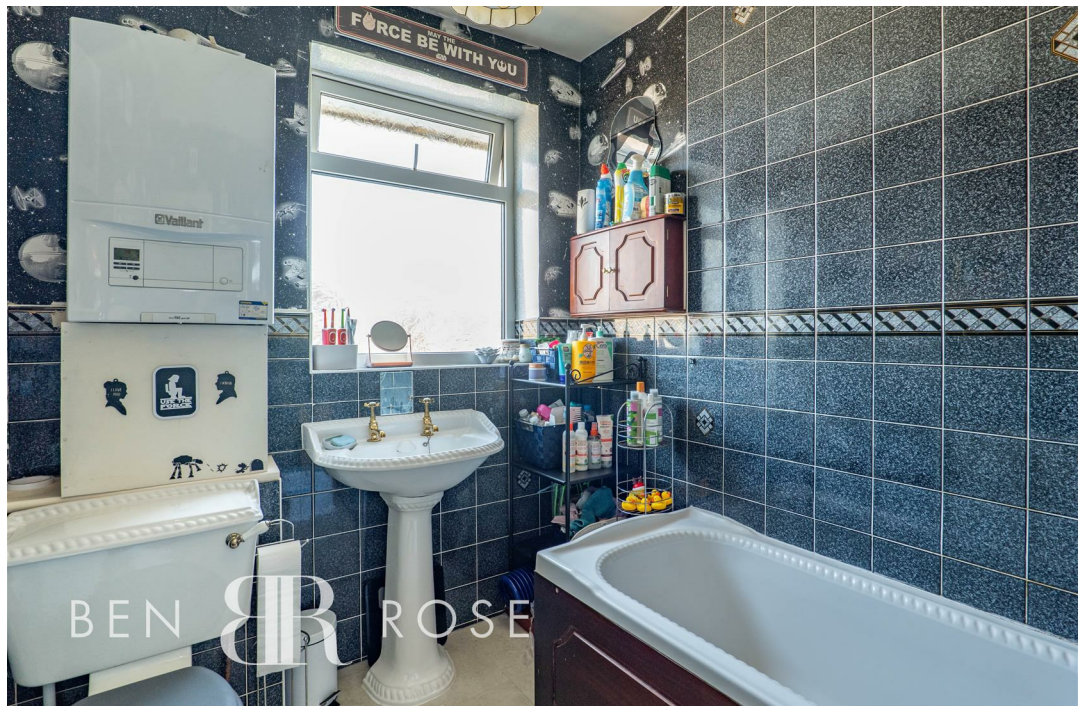


BEN  ROSE



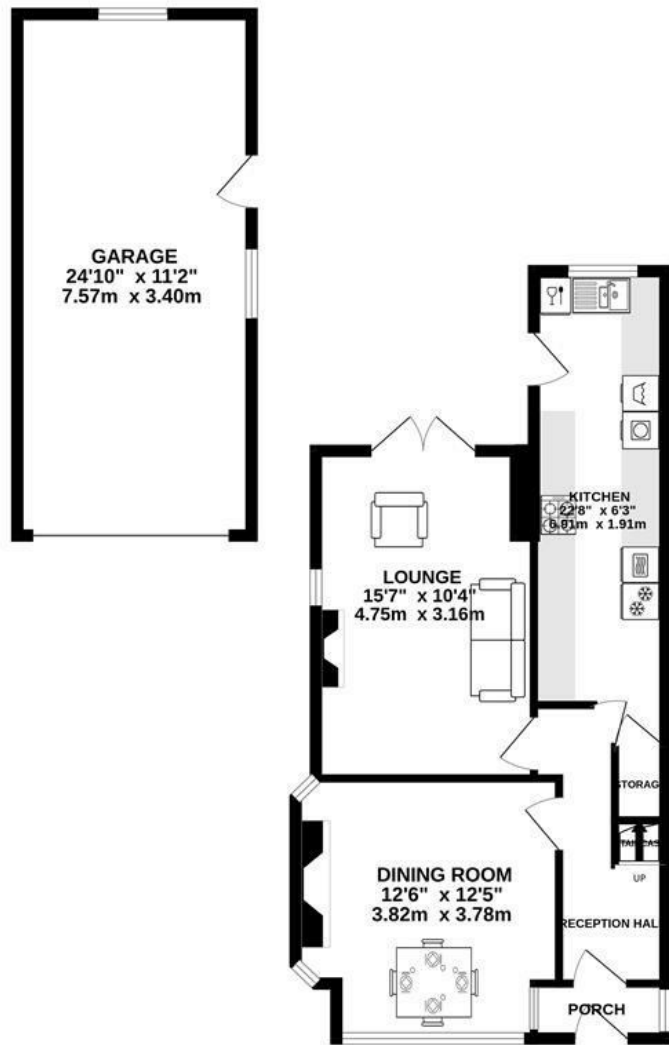
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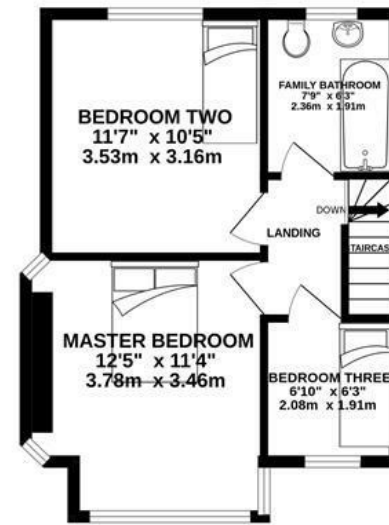


# BEN ROSE

GROUND FLOOR  
786 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

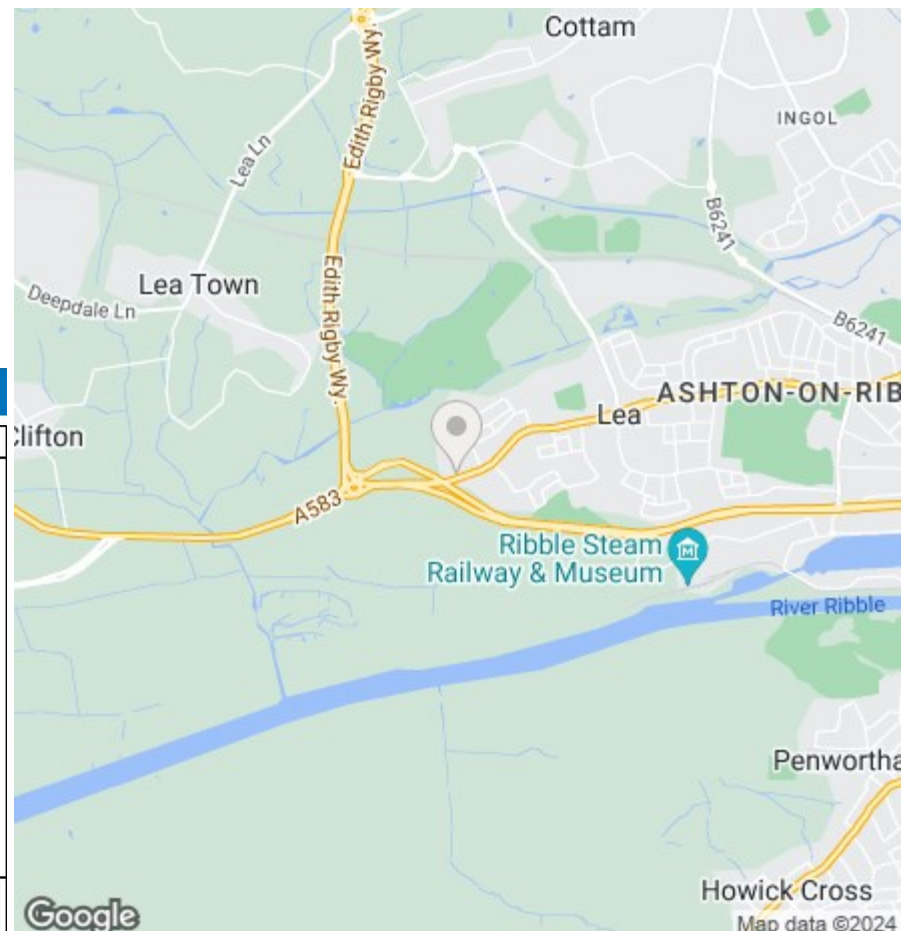


TOTAL FLOOR AREA: 1167 sq.ft. (108.4 sq.m.) approx.

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) <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 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	