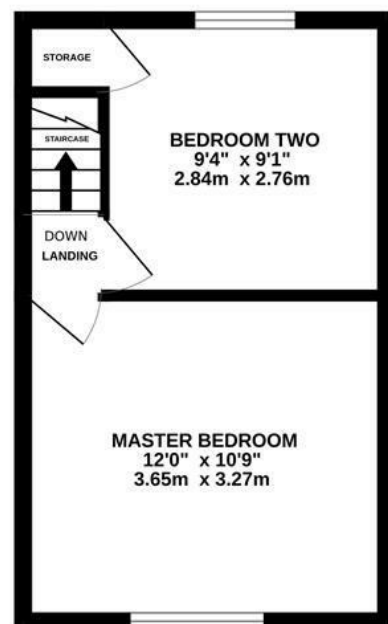
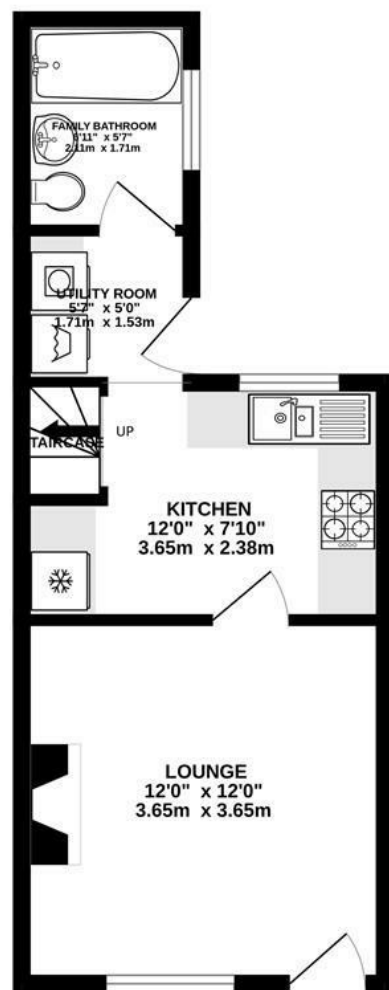
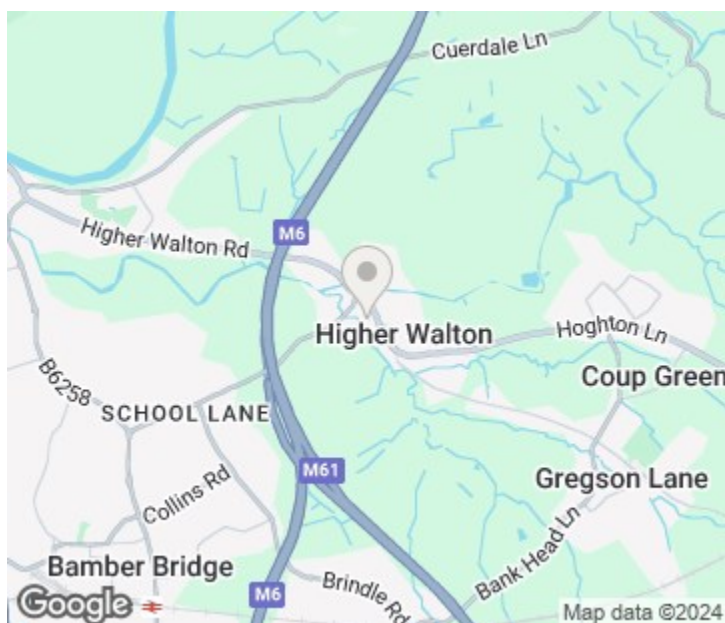


GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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) <b>A</b>	<b>87</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>	<b>87</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

BEN  ROSE



**Brook Street, Higher Walton, Preston**

**Offers Over £124,995**

Ben Rose Estate Agents are pleased to present to the market this well-presented, two-bedroom mid-terrace property, located in the sought-after area of Higher Walton. Recently renovated to a high standard throughout, this move-in-ready home is perfect for first-time buyers looking to get onto the property ladder. The property is ideally situated just a short drive from Preston City Centre and is surrounded by excellent local schools, supermarkets, and amenities. It also offers fantastic travel links, with a nearby train station and easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

The property has been fully refurbished within the last two years, including a newly fitted kitchen, bathroom, new windows, internal and external doors, and updated flooring throughout. The home has also received new lead guttering at the front and has undergone a damp-proof course to ensure durability.

As you step into the property, you'll find yourself in the welcoming lounge, which features a newly installed media wall and a log burner fire. Moving through, you'll enter the newly fitted kitchen, complete with sleek wall and base units, complemented by work surfaces, and integrated appliances including an oven, hob, and microwave. A convenient utility room off the kitchen provides additional space for freestanding appliances and offers access to the rear yard via a single door. Completing the ground floor is a beautiful three-piece family bathroom with an over-the-bath shower.

Upstairs, there are two well-proportioned double bedrooms, with the second bedroom benefiting from integrated storage.

Externally, there is ample on-road parking available at the front. To the rear, you'll find an enclosed yard space, perfect for adding pots, plants, and enjoying the outdoors.

