



Hawthorn Crescent, Lea, Preston

Offers In The Region Of £199,950

Ben Rose Estate Agents are pleased to present to market this generously sized, three-bedroom semi-detached family home, located in a quiet residential area in Ashton On Ribble. This well-appointed home offers spacious living throughout, and has been maintained to a high standard. The house is conveniently situated near excellent travel links, including easy access to the M55 and M6 motorways, as well as nearby bus routes and is only a ten minute drive to Preston city centre.

Upon entering, you are welcomed by the entrance hall that provides access to all of the ground floor rooms. To the front of the home is a bright and airy multifunctional bedroom that the current owner is using as a dining room. The expansive lounge, complete with a feature fireplace, offers a bright, open space to relax. The kitchen is well-equipped with integrated appliances, and provides access to the rear garden. Completing the ground floor is a modern, three-piece family bathroom with over the bath shower. There is also a large cupboard area under the stairs, providing additional storage and space for convenient and organised living.

Moving upstairs, the landing leads to two generously sized double bedrooms, the master bedroom boasting ample wardrobe space. Bedroom two has a front facing window, flooding the room with natural light. Situated across from the bedrooms is a practical WC providing convenience for the top floor bedrooms. The house also features an integrated loft space that utilises the empty covers created by the design of the house, and can be accessed through the wardrobe in the master bedroom.

Externally, the property boasts a large driveway with parking for up to three cars, as well as a spacious, properly maintained garage with ample room to house another car. The rear of the property offers a secluded, well maintained garden with additional side access via a gate or through the garage.

Overall, this property offers a perfect balance of space, practicality, and modern living, ideal for families, or older couples looking to perhaps retire in the area.







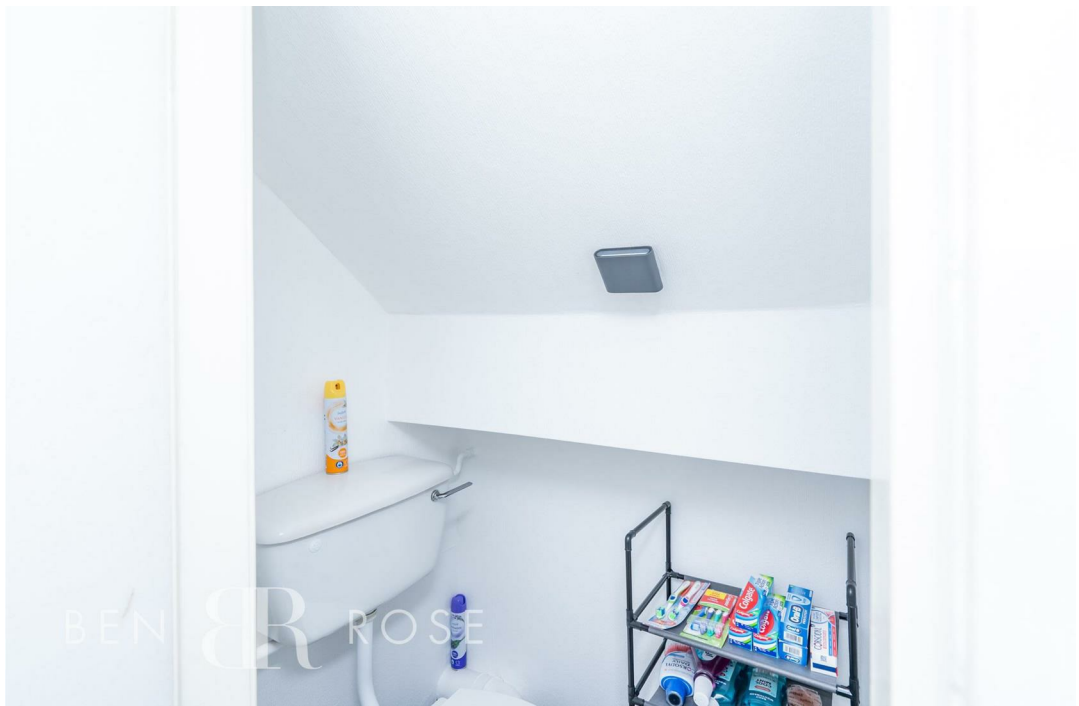


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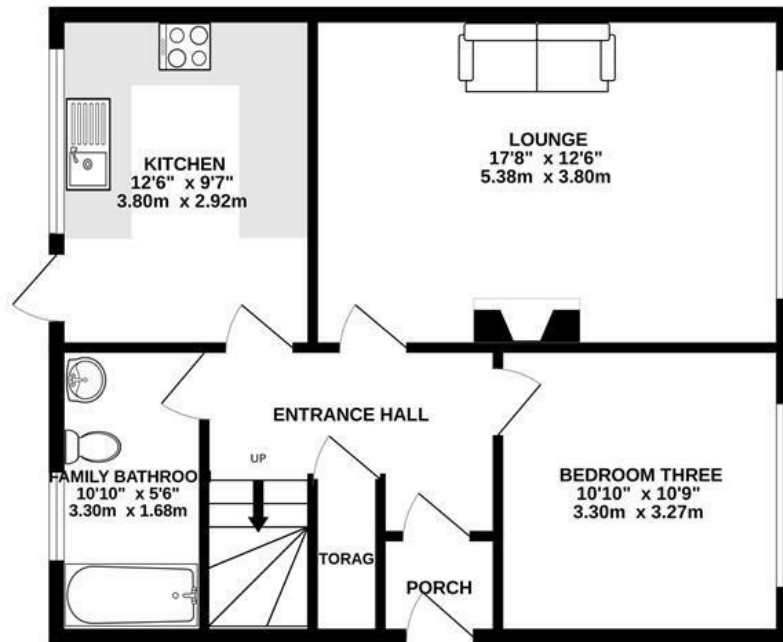
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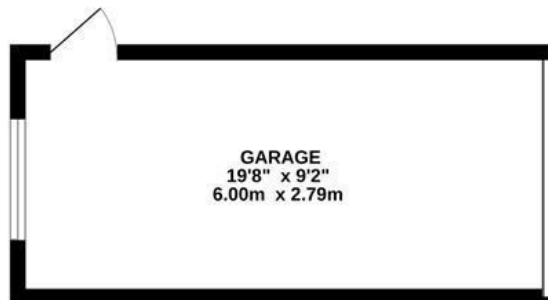
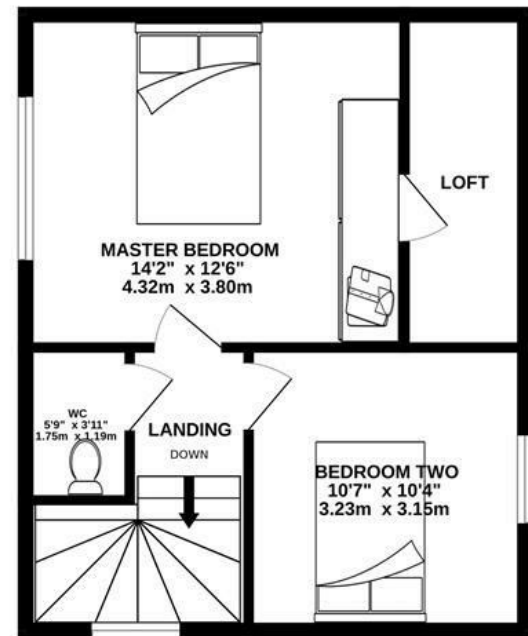


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GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.

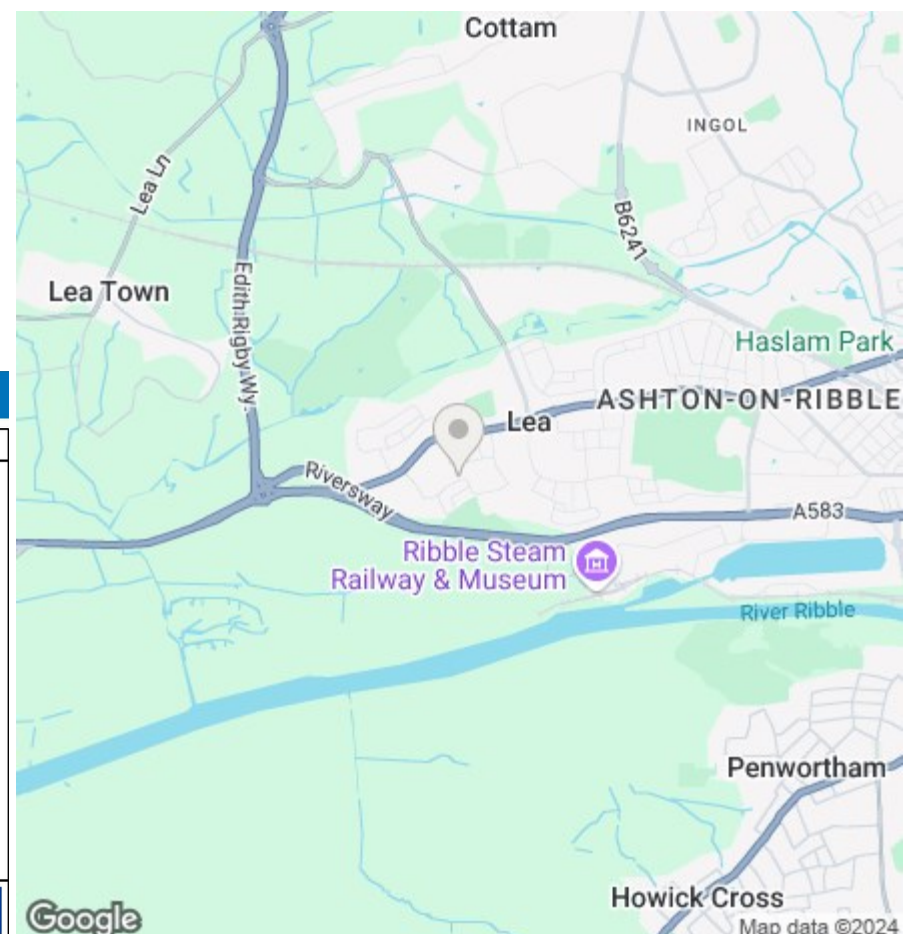


TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	