



Church Terrace, Higher Walton, Preston

Offers Over £135,000

Ben Rose Estate Agents are delighted to present this charming two-bedroom mid-terrace home, nestled in the desirable area of Higher Walton. This recently renovated property has been finished to an exceptional standard, making it an ideal choice for first-time buyers eager to step onto the property ladder. Perfectly located, it offers convenient access to Preston City Centre and is surrounded by excellent schools, supermarkets, and local amenities. Travel is made easy with a nearby train station and excellent links to the M6 and M61 motorways. Early viewing is strongly recommended to avoid missing out on this beautiful home.

Upon entering, you are welcomed into a porch that leads into the spacious lounge. This inviting space boasts a front-facing window, bespoke built-in storage, and shelving, as well as an original fireplace that adds to the character of the home. The lounge flows seamlessly into the modern kitchen, which has been tastefully fitted with granite worktops, an integrated microwave, a dishwasher, and a freestanding Rangemaster cooker. The kitchen also provides access to a convenient under-stair WC, the staircase leading to all first floor rooms, and the rear yard.

Upstairs, the property features two well-proportioned bedrooms, both benefiting from fitted storage and the master spanning the width of the home. The modern three-piece family bathroom is finished to a high standard and includes a walk-in shower, offering both style and functionality.

Externally, to the rear there is a south-facing enclosed yard, ideal for enjoying outdoor time or creating a garden space with pots and plants. A good sized outbuilding provides valuable additional storage.

This property has undergone extensive renovations, including a new boiler, kitchen, WC, and bathroom, as well as a full rewire, new plastering throughout, and the installation of new radiators, windows, and doors. New flooring has been fitted throughout the ground floor, while the first floor boasts solid wood flooring, ensuring a polished finish throughout.

This move-in-ready home combines modern upgrades with timeless charm, offering a perfect blend of comfort and convenience.







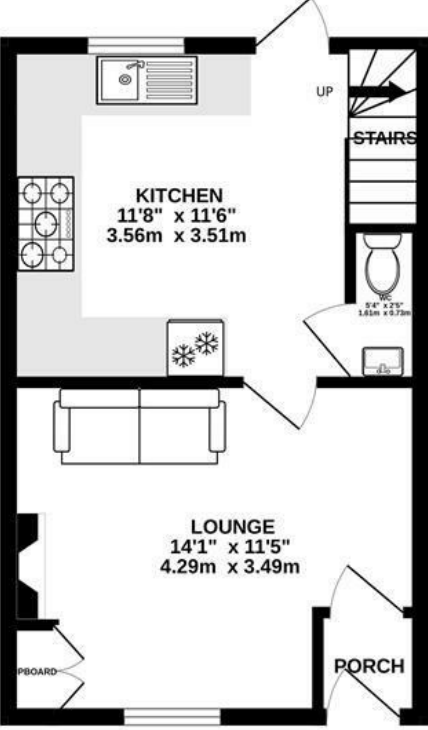




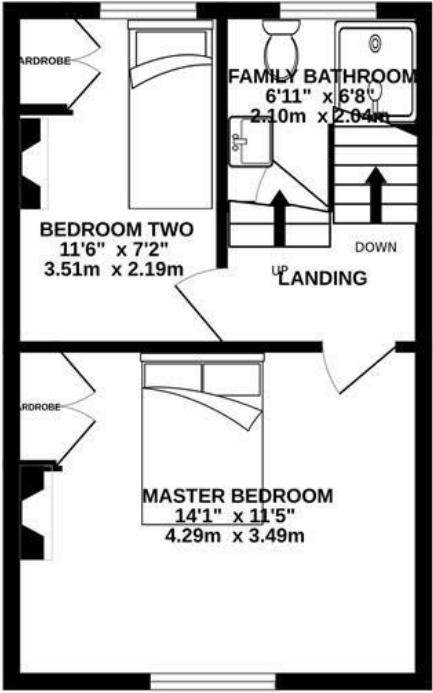


BEN ROSE

GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
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		

