



Church Terrace, Higher Walton, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this wonderful two-bedroom end terrace property situated in Higher Walton, Preston. This house offers modern living whilst remaining practical and homely. Situated close to the northern city of Preston, the property is ideal for those who want to be close to the city whilst still being a nice distance away from the noise. The location also boasts ample travel links either via bus routes as well as the M6 and M61.

Upon entering the house through the porch, you are greeted by the spacious yet cosy lounge. With its large bay window and high ceilings the space feels open and inviting. To the rear of the house is the large kitchen with a convenient pantry and utility room attached. Ample worktop space and cupboards provide more than enough room for food prep and storage. Completing the ground floor is another larger porch leading to the garden that makes a great place for storing all of your outdoor gear.

Moving upstairs you will find two sizable bedrooms, the master being considerably large with views of the beautiful church across the road. Finishing the first floor is the family bathroom with an over the bath shower.

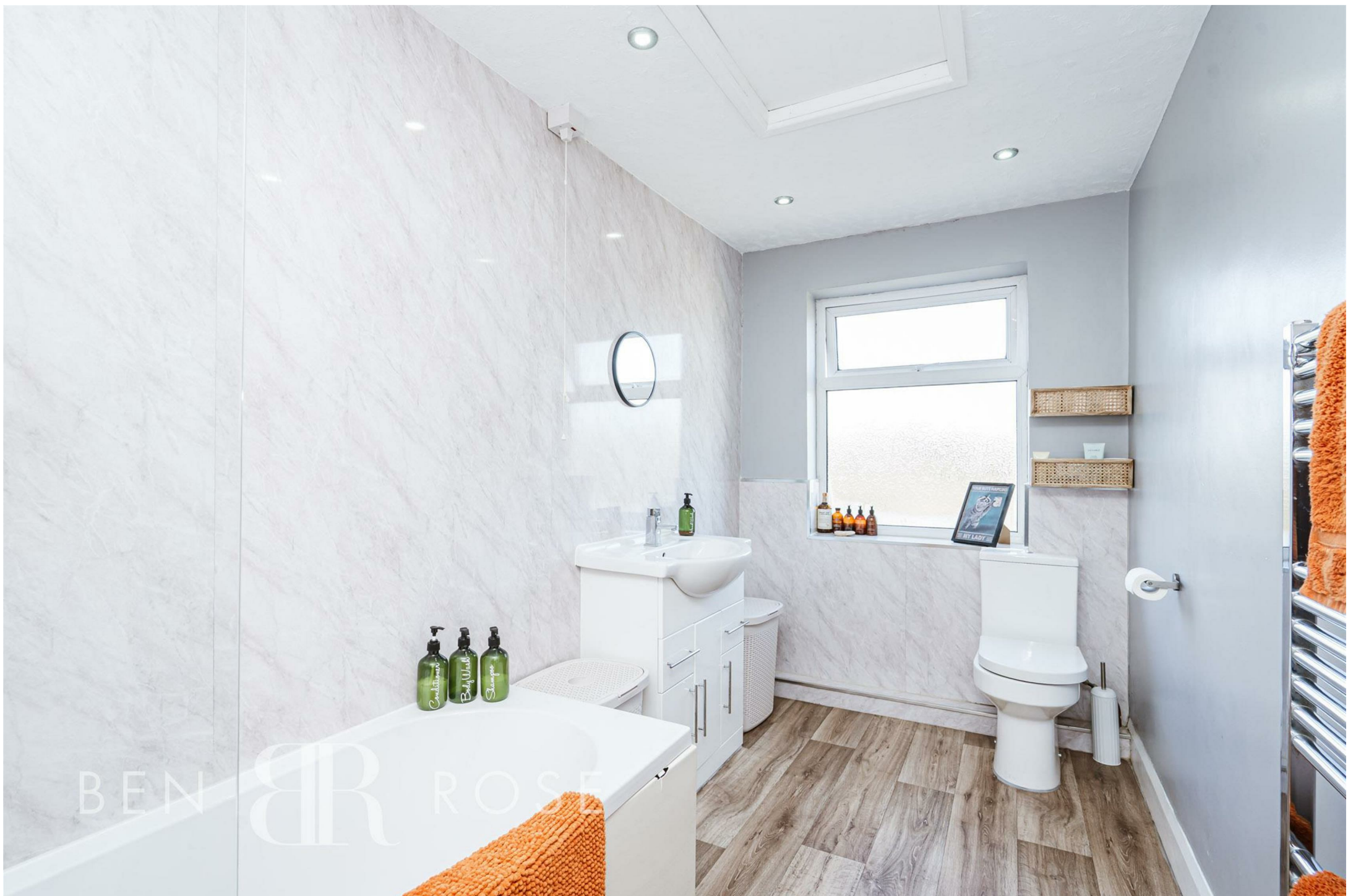
Externally the property has a private and low maintenance rear garden with great views of fields and trees. To the front there is on the road parking. Overall this wonderful home is in an ideal and scenic location whilst remaining stylish and practical. Early Viewing is advised on this home to avoid any disappointment.







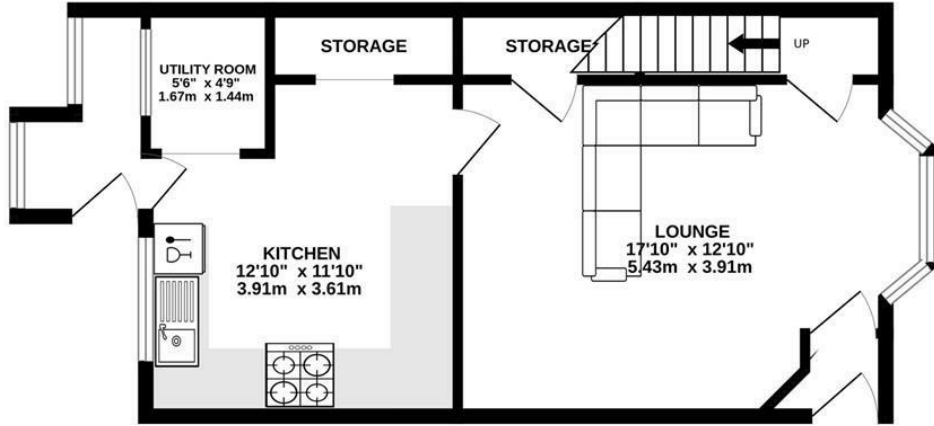




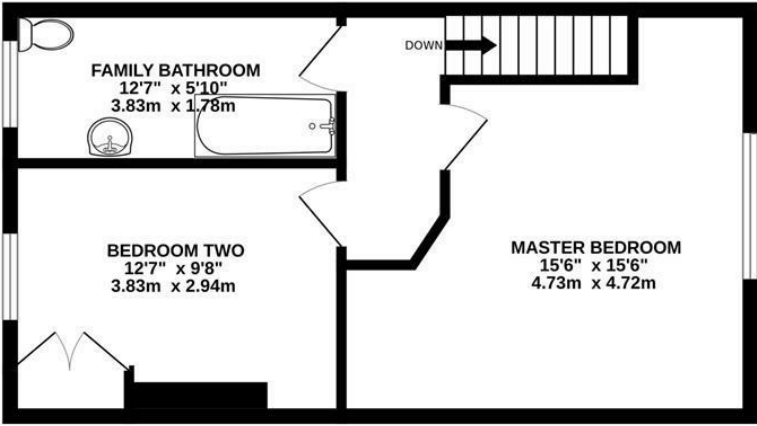


BEN ROSE

GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.




TOTAL FLOOR AREA : 903 sq.ft. (83.9 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) A	<div>63</div>	<div>82</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	