



Lark Hill, Higher Walton, Preston

Offers Over £145,000

Ben Rose Estate Agents are delighted to present to the market this charming two-bedroom mid-terrace property, located in the highly sought-after area of Higher Walton. Ideal for first-time buyers looking to step onto the property ladder, this lovely home offers both comfort and convenience. Perfectly positioned, the property is just a short drive from Preston City Centre and is surrounded by excellent local schools, supermarkets, and a wide range of amenities. Commuters will also benefit from superb transport links, with a nearby train station and easy access to the M6 and M61 motorways.

Early viewing is highly recommended to avoid disappointment. Stepping into the property through a welcoming entrance porch, you are greeted by a spacious lounge featuring a charming fireplace and a large window that overlooks the front aspect. From here, you enter the open-plan kitchen and dining area. The dining space offers ample room for a family-sized table and also houses the staircase leading to the upper level.

The beautifully presented kitchen includes an integrated hob, oven and dishwasher, with a single door providing access to the rear. Just off the kitchen is a convenient utility room, offering additional space for freestanding appliances as well as storage beneath the stairs.

Upstairs, you'll find two well-proportioned double bedrooms, along with a modern three-piece family bathroom complete with an over-the-bath shower. The home also benefits from a boarded loft space, complete with lighting and a convenient pull-down ladder—ideal for additional storage.

Externally, the front of the property provides ample parking for residents. Steps lead up to a well-maintained walkway, which guides you to the front door and a balcony-style area in front of the house. To the rear, there is a newly renovated yard featuring a flagged patio and bespoke fitted seating—perfect for relaxing or entertaining guests.







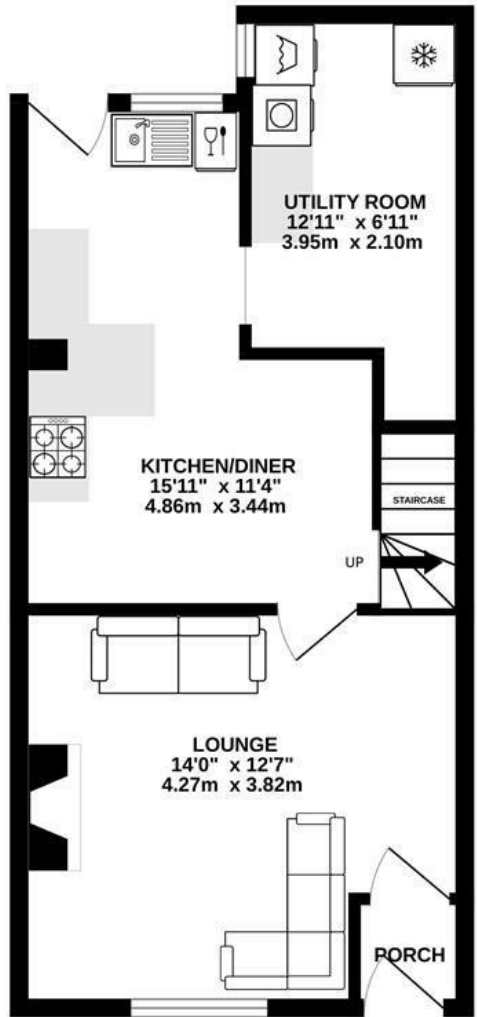




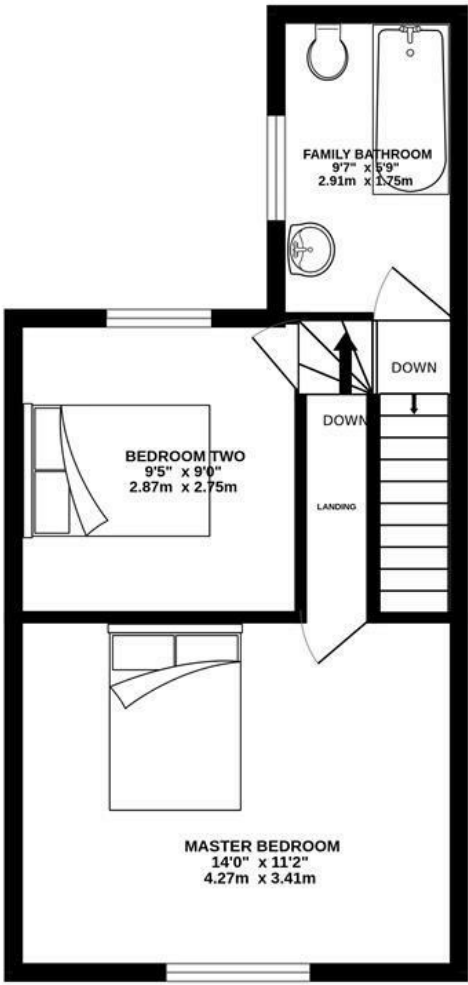


BEN ROSE

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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	65	83
(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 

