## BEN ROSE



## **Bridge Street, Higher Walton, Preston**

£119,950

Ben Rose Estate Agents are delighted to present this beautifully maintained two-bedroom end-terrace home, ideally situated in the highly desirable area of Higher Walton. Perfect for first-time buyers eager to take their first step onto the property ladder, this charming property is just a short drive from Preston City Centre and benefits from a superb selection of local schools, supermarkets, and everyday amenities. Commuters will appreciate the excellent transport connections, with a nearby train station and convenient access to both the M6 and M61 motorways. The property enjoys scenic countryside views to both the front and side, enhancing its appeal, and early viewing is strongly recommended to avoid disappointment.

Upon entering the home, you step into a welcoming porch that leads directly into a spacious lounge. This front-facing room is filled with natural light and flows seamlessly into the generously proportioned dining room, creating an open-plan layout ideal for modern living. The dining room is large enough to comfortably fit a full-sized family dining table and is currently used as a combined dining and home office space. An open staircase adds a contemporary touch and leads to the upper floor, while access to the kitchen is also found here.

The kitchen offers a range of wall and base units and includes freestanding appliances. From the kitchen, there is direct access to the rear yard.

Upstairs, the property features two spacious double bedrooms. The master bedroom is particularly impressive, stretching across the full width of the house and offering ample space for furnishings. A well-appointed four-piece family bathroom is also located on this floor, complete with a bath and a corner shower unit.

Externally, the rear of the property boasts a low-maintenance yard that enjoys uninterrupted views of the surrounding countryside, offering a peaceful and private outdoor space. There is also access to a garage, which offers excellent potential for use as storage, a home gym, or future conversion, subject to the necessary permissions.







































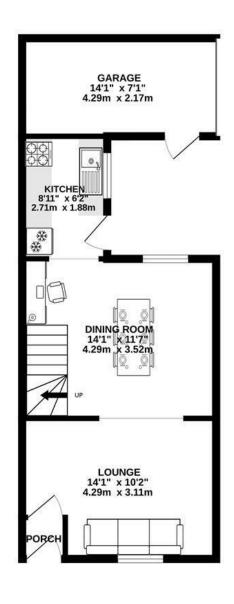




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GROUND FLOOR 461 sq.ft. (42.8 sq.m.) approx.







TOTAL FLOOR AREA: 822 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error consists on emissatement. 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 guarant as the program of the program of the given.



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.

