



## Church Terrace, Higher Walton, Preston

**Offers Over £135,000**

Ben Rose Estate Agents are pleased to bring to market this charming three-bedroom mid-terrace home, situated in the highly sought-after area of Higher Walton. This property presents a fantastic opportunity for first-time buyers looking to take their first step onto the property ladder. Its prime location ensures easy access to Preston City Centre, while being surrounded by excellent schools, supermarkets, and a host of local amenities. Commuting is made effortless with a nearby train station and convenient links to both the M6 and M61 motorways. Viewings are highly recommended to fully appreciate all this lovely home has to offer.

Upon entering, you're welcomed into a porch that opens directly into the spacious lounge, which features a large front-facing window that fills the room with natural light, along with a central fireplace that adds a cosy focal point. From the lounge, there is access to the kitchen, which offers a generous range of both wall and base units, as well as space for a small dining table or breakfast bar. The kitchen includes a mix of integrated and freestanding appliances and leads out to the rear yard. An open staircase to the first floor is also conveniently located within the kitchen.

Upstairs, the property boasts three well-proportioned bedrooms, including two doubles and a third room that would make an ideal nursery or home office. The family bathroom is a good size and features a four-piece suite, including a bath and a walk-in corner shower.

The property also benefits from having new double glazed windows and a new combination boiler.

To the rear, the property benefits from an east-facing yard that is fully flagged, offering a private and low-maintenance outdoor space. There is also room for parking at the rear of the property, adding further convenience. The property has also been fitted with a new boiler and windows, adding to the appeal.







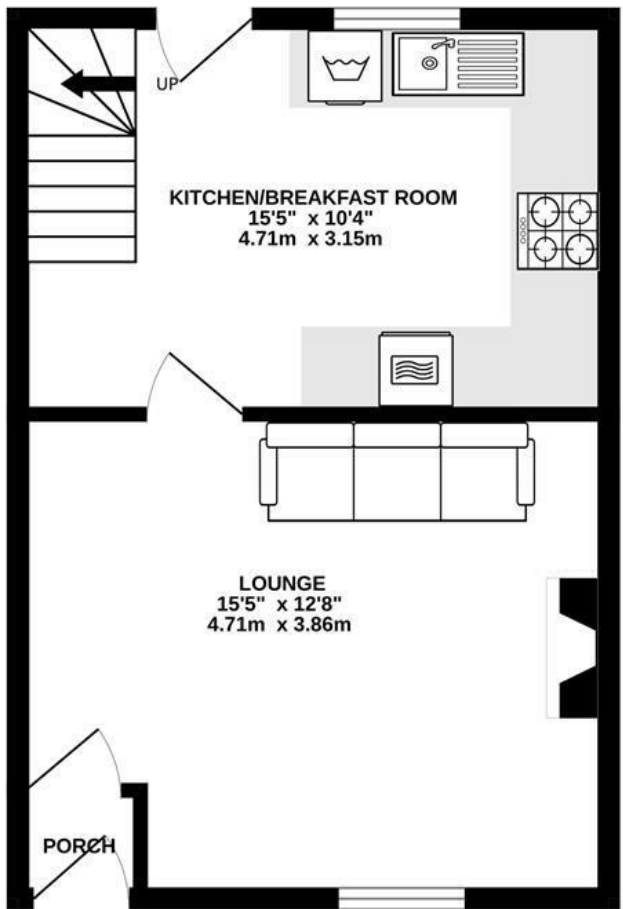




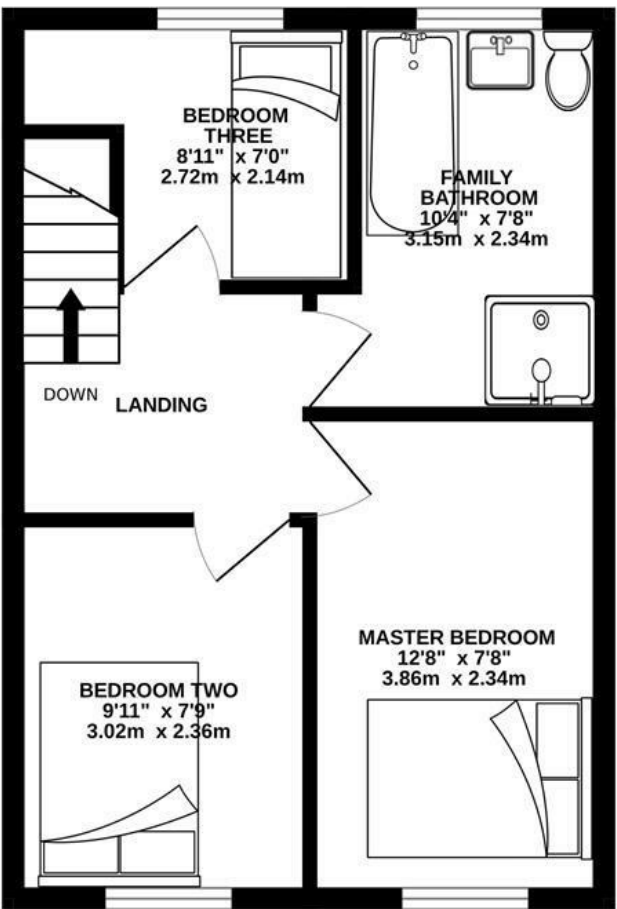


# BEN ROSE

GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.






TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

