



Cann Bridge Street, Higher Walton, Preston

Offers Over £289,950

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom detached home, nestled in the highly sought-after area of Higher Walton. Occupying an enviable corner plot beside the picturesque River Darwen, the property offers the perfect blend of tranquillity and convenience. Local amenities are within close proximity, and the home benefits from excellent transport links, including easy access to both the M61 and M6 motorways.

Upon entering the property, you are welcomed into a spacious entrance hallway, where you'll find a convenient WC and the staircase leading to the upper level. To the left is the generously sized lounge, featuring a charming fireplace and a large window with a window seat overlooking the front aspect. Across the hall is the modern kitchen, equipped with an integrated oven and hob, along with space for freestanding appliances. The kitchen flows seamlessly into the dining room, which offers ample space for a large family dining table and benefits from double patio doors opening out to the garden.

Upstairs, there are three well-proportioned double bedrooms and a stylish three-piece shower room, newly fitted within the last two years. The home also features a three-year-old boiler, which includes a ten-year warranty.

Externally, the front of the property boasts a gated stone driveway, with a separate side driveway providing additional off-road parking. The generously sized rear garden includes a well-maintained lawn, established borders, and a wrap around patio offering various areas to relax or entertain.

Early viewing is highly recommended to avoid any disappointment.







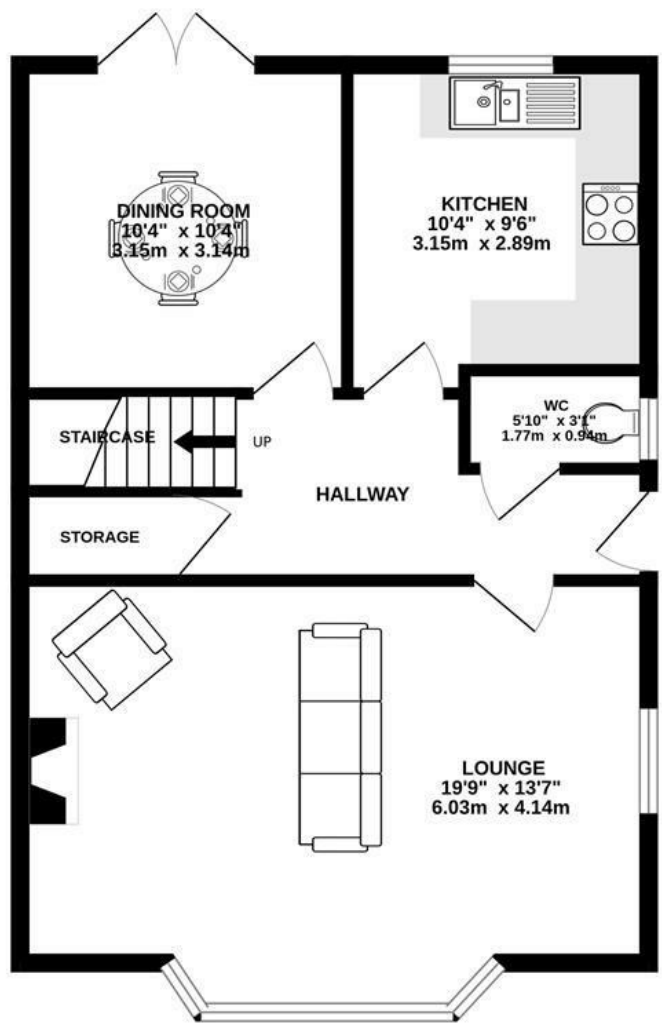




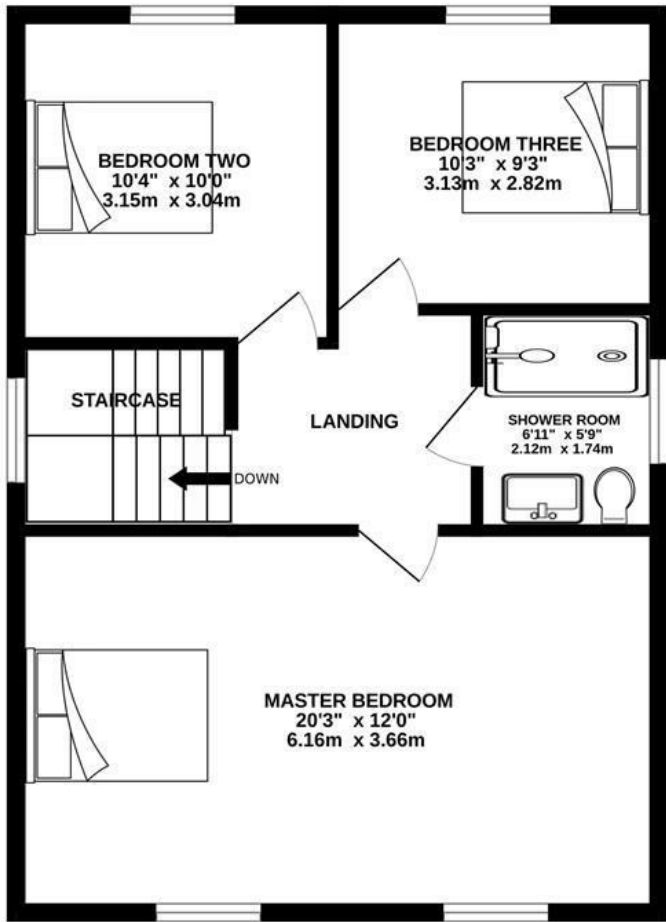


BEN ROSE

GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	80
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	

