



Sheraton Park, Ingol, Preston

Offers Over £359,950

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom detached property, located in the popular residential area of Ingol, Lancashire. Set on a quiet cul-de-sac, this wonderful home offers a fantastic opportunity for families. Ingol provides a range of local amenities including schools, shops, and parks, while being just a short drive from Preston city centre. Excellent public transport links are available, with regular bus routes and easy access to Preston Train Station for commuters. The nearby M55 and M6 motorways ensure effortless travel across the North West, with Blackpool, Lancaster, and Manchester all within easy reach.

Stepping into the property, you are welcomed by a bright entrance hallway where a staircase leads to the upper level. To the left, you'll find the spacious lounge, featuring a charming fireplace and triple-aspect windows that fill the room with natural light. Moving back through the hallway, you'll find the modern kitchen offering ample storage and worktop space, with integrated appliances including an oven, hob, and dishwasher. The kitchen flows seamlessly into the dining room, which features a beautiful bay window overlooking the rear garden and provides ample space for a family dining table. Just off this space is a convenient utility room, offering additional storage, space for freestanding appliances, a sink, and single-door access to the garden, as well as internal access to the attached double garage. Also on the ground floor, you'll find a versatile family room, ideal as a second sitting room, office, playroom, or formal dining area, with sliding patio doors leading through to the conservatory. The bright and airy conservatory provides a further versatile living space and enjoys lovely garden views, with double doors opening directly onto the patio. Completing the ground floor is a convenient WC, located off the main hallway.

Upstairs, the home offers four well-proportioned double bedrooms, with the master and second bedrooms benefiting from fitted storage. The master bedroom also boasts a modern ensuite shower room, while the four-piece family bathroom completes this level.

Externally, the front of the property features a private driveway providing off-road parking for two vehicles and leading to the attached double garage. The garage is fitted with power and lighting and benefits from one electric up-and-over doors.

At the rear, you'll find a spacious, well-maintained garden consisting of a flagged patio and a generous lawn bordered by mature shrubs — perfect for relaxing or entertaining family and friends.

Early viewing is highly recommended to appreciate the size, layout, and potential of this lovely family home.



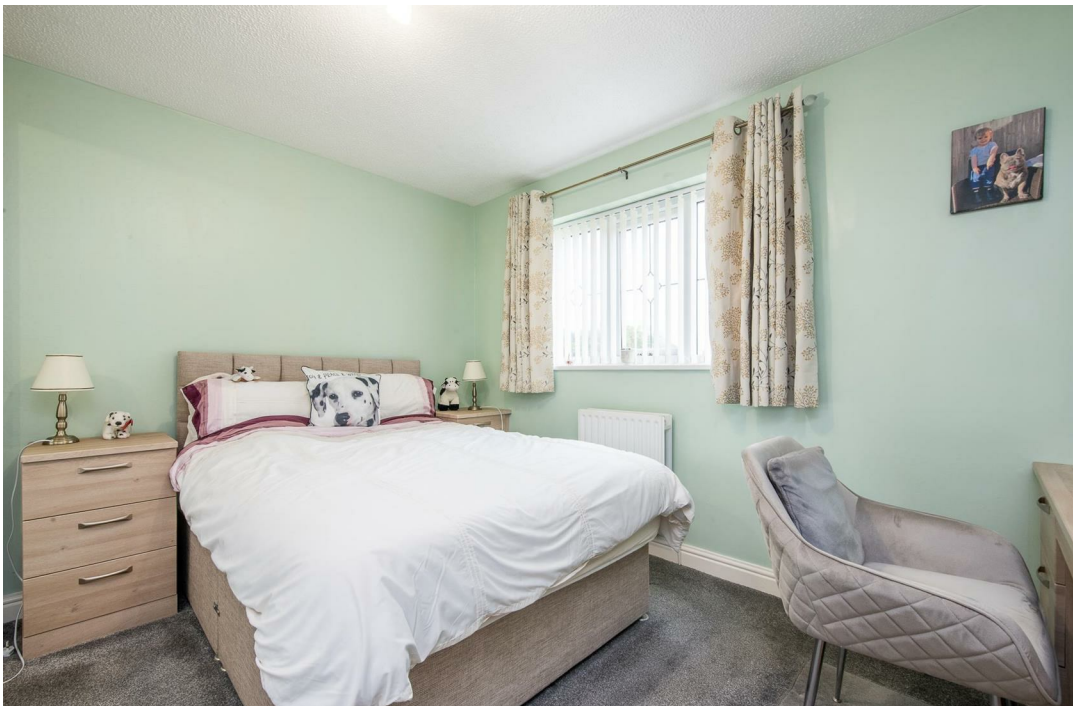












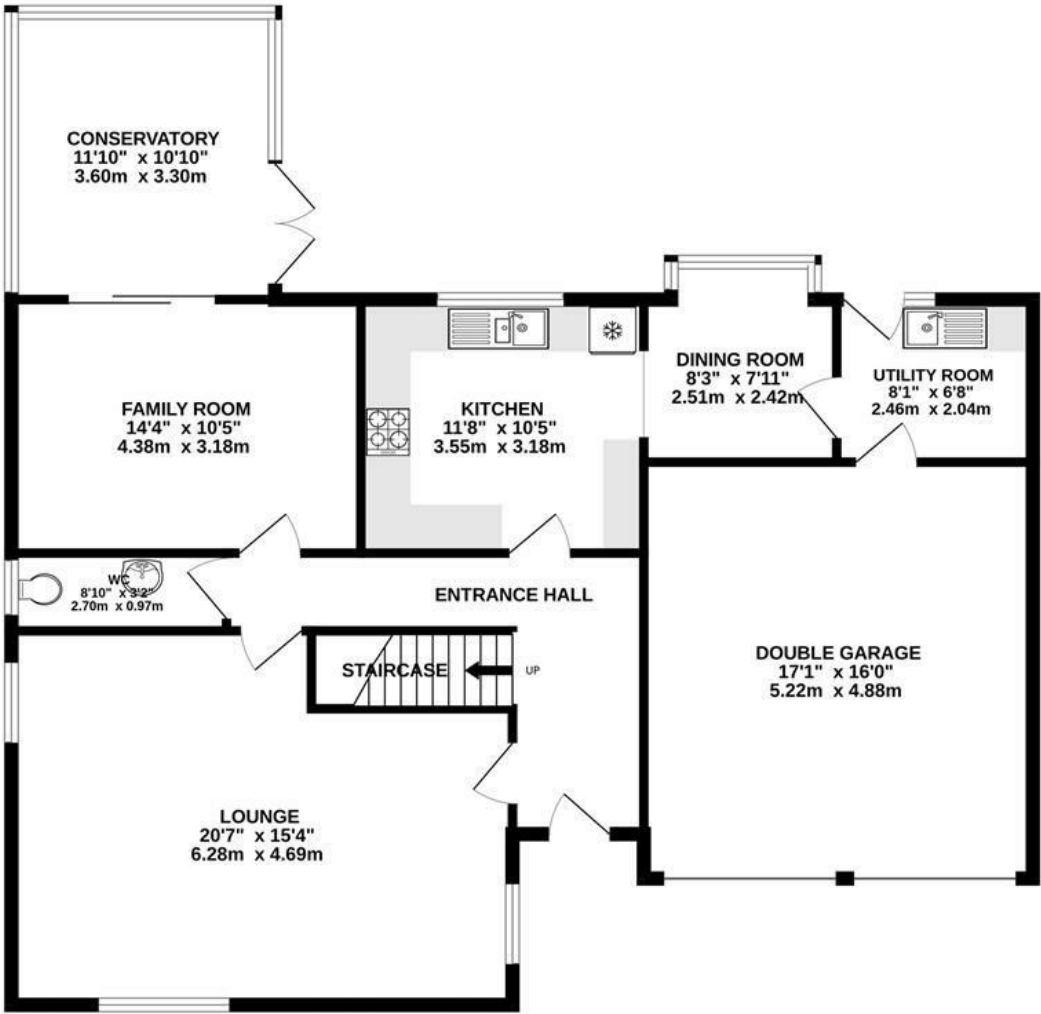




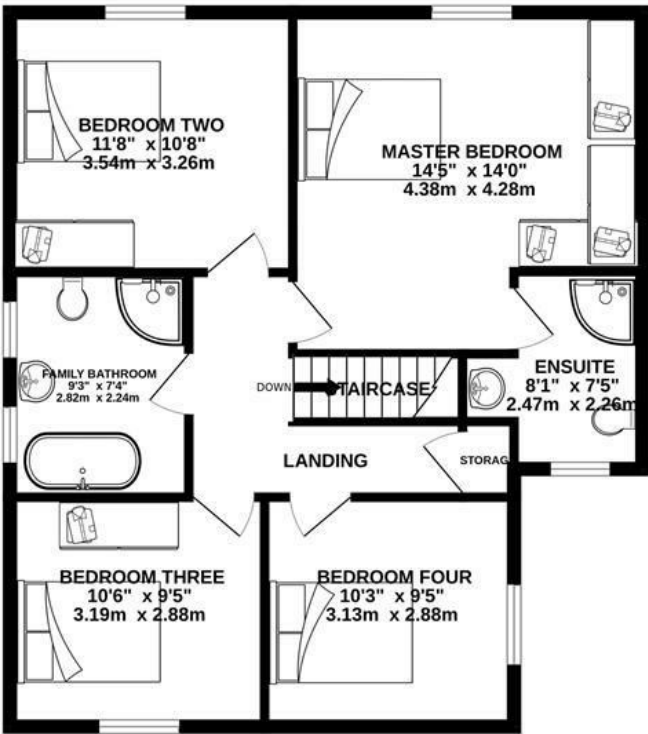


BEN ROSE

GROUND FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
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	

