



Old Pope Lane, Whitestake, Preston

Offers Over £289,950

Ben Rose Estate Agents are delighted to present to market this deceptively spacious three-bedroom semi-detached property located in Whitestake, Preston. Situated in a desirable location, this property offers a tranquil atmosphere while providing convenient access to local amenities and excellent travel links, striking a perfect balance between serenity and convenience. Early viewing is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hallway providing access to all ground floor rooms and housing the stairs to the upper level. Across the hallway lies the spacious lounge with a wall-to-wall front window, allowing ample natural light into the space. Adjacent to the lounge is the generously sized kitchen set in an open plan layout with the dining room. The kitchen features modern wall and base units with ample worktop space, a convenient breakfast bar, and integrated appliances including an oven, hob, and dishwasher. The dining room offers plenty of space for a large family dining table, with access to the garden via sliding patio doors. Additionally, on the ground floor, there are two well-proportioned bedrooms.

Moving upstairs, you will find two more generously sized bedrooms, with the master bedroom benefiting from integrated storage and an ensuite shower room. A four-piece family bathroom completes this floor.

Externally, the front of the property boasts a secluded garden space alongside the sizable driveway leading to the detached garage, providing off-road parking for multiple vehicles. At the rear, an enclosed lawned garden with a wooden decking patio and fully working hottub offers a perfect space for entertaining and relaxation.











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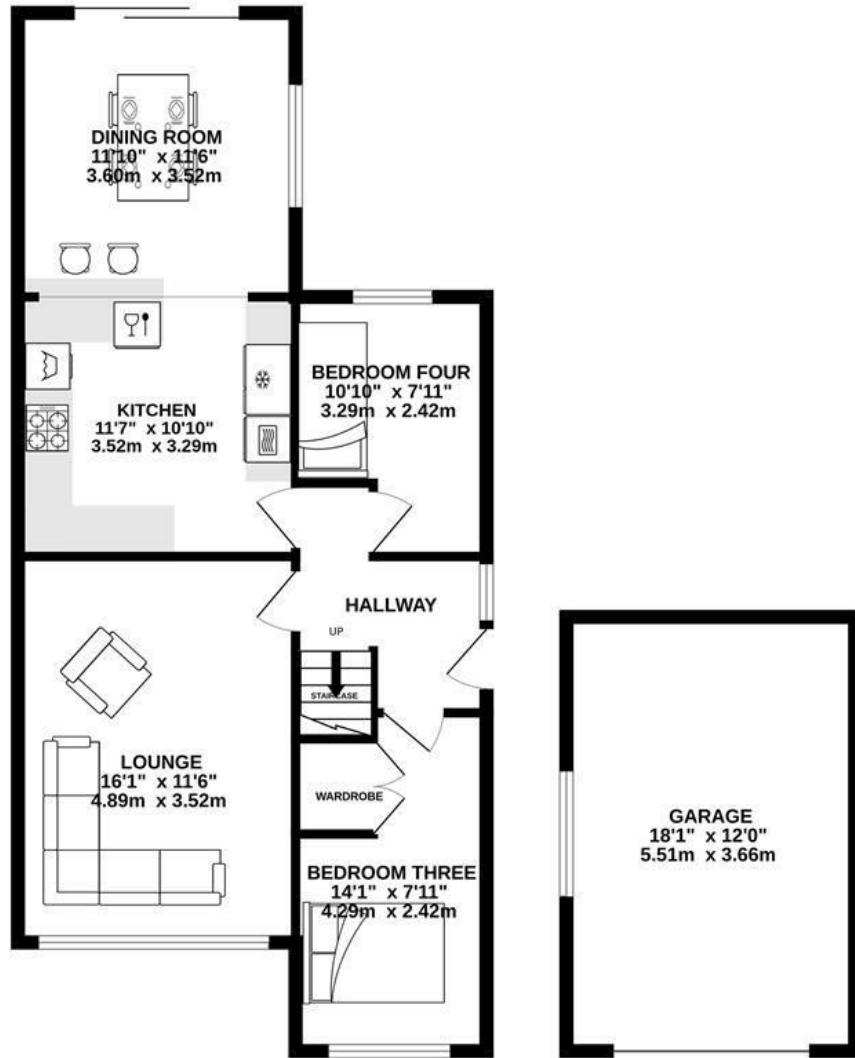




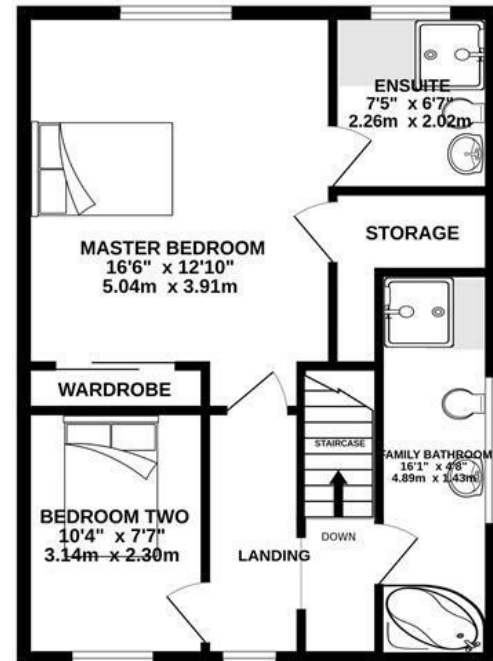


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GROUND FLOOR
911 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.

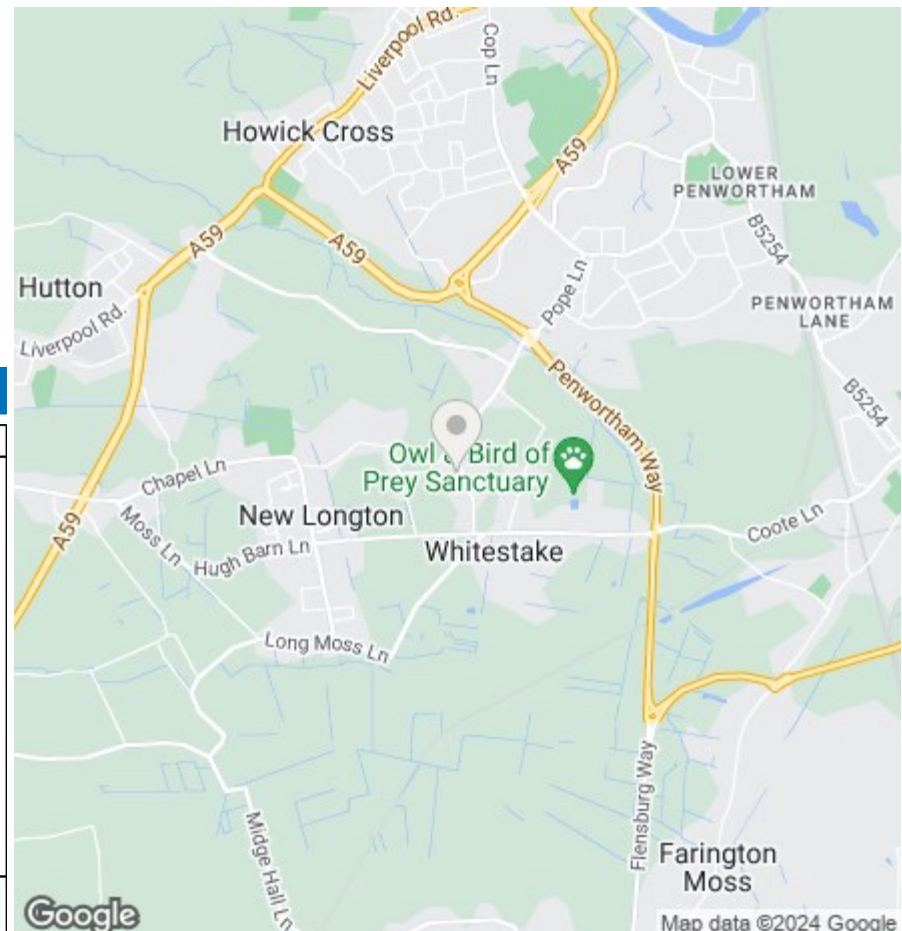


TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

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		
	73	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	