



## Chester Road, Preston

**Offers Over £104,950**

Ben Rose Estate Agents are pleased to present to market this three bedroom, mid terraced property located in the vibrant city of Preston. This would make the ideal home for a first time buyer, or buy to let investor. Located in a well-connected area, this property offers easy access to excellent transport links and amenities, providing the perfect balance of convenience and comfort.

Internally upon entering you'll find a porch with access to the spacious lounge. The lounge comprises of a front facing window, high ceilings and ample room for a large sofa set and furnishings. Moving through the lounge you'll find the kitchen, with plenty of wall and base units and room for freestanding appliances, you'll find access to the stairs, under stair storage, and rear yard here.

Moving upstairs you'll find three bedrooms two of which are doubles, with the master bedroom comprising of a floor to ceiling integrated storage cupboard. The three piece family bathroom with bath and over the bath shower can also be found on this floor.

To the rear lies a good sized yard lined with a tall brick wall. Here you can find ample room for outdoor seating and a good sized outbuilding ideal for storage. To the front of the home lies ample room for on road parking.









BEN ROSE



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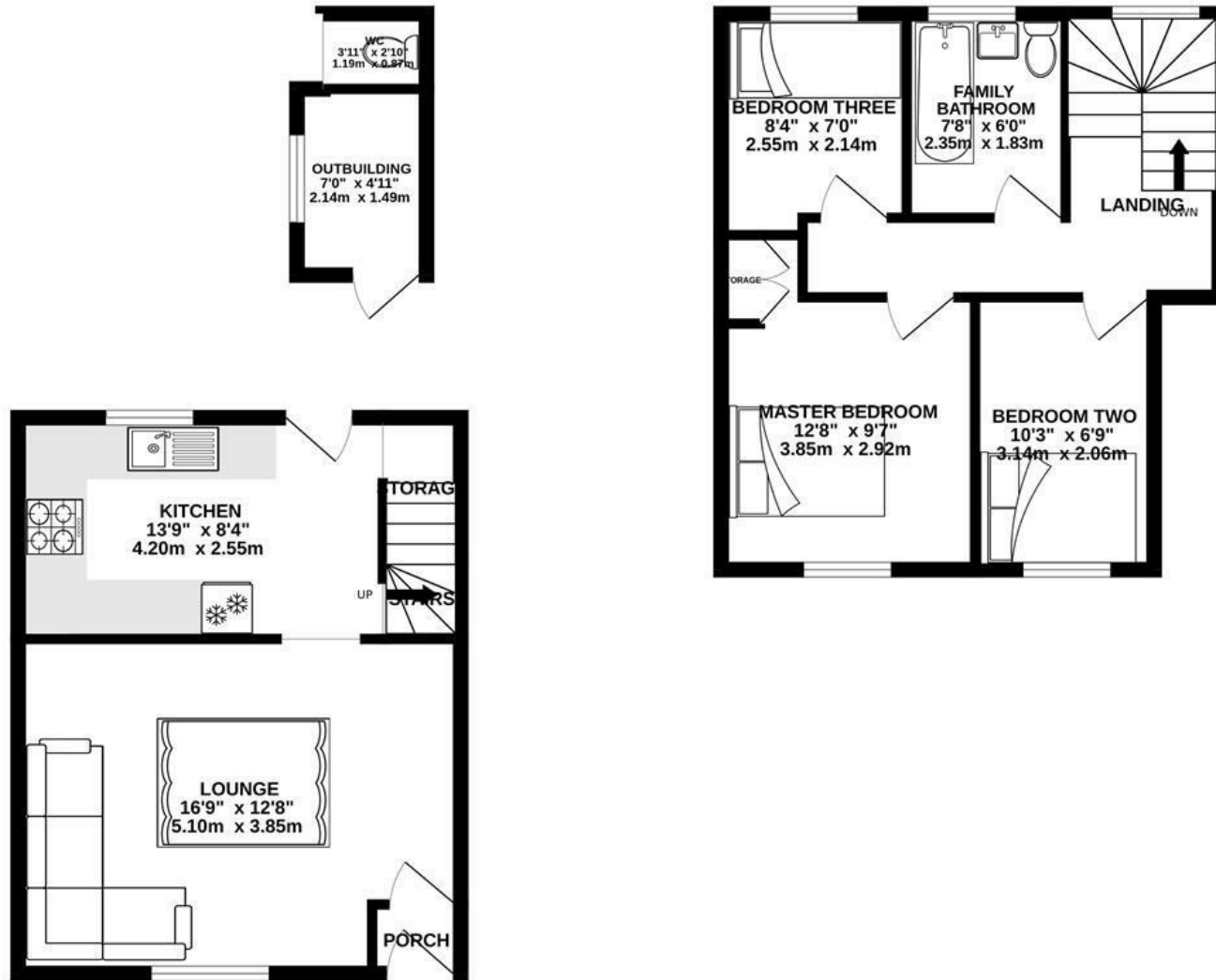




# BEN ROSE

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.2 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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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>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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