



Wildman Street, Preston

Offers Over £99,950

Ben Rose Estate Agents are pleased to present to market this lovely, two-bedroom, terraced home situated just outside of Preston city centre. This charming property is perfect for couples or first-time buyers looking to settle in the area. The home's prime location offers easy access to the city centre, with an array of local shops, restaurants, and schools within close proximity. Excellent travel links are available nearby via the M6 and M55 motorways, as well as Preston train station, making commuting straightforward and convenient.

Upon entering the home, you are welcomed into an inviting entrance hall that sets the tone for the rest of the property. The spacious front lounge features a cozy fireplace, creating a warm atmosphere for relaxing evenings. Integrated storage solutions add to the room's functionality. Moving through to the modern kitchen/diner, you'll find an integrated hob/oven and ample space for additional freestanding appliances. The kitchen also provides access to the handy under-stair storage and opens out to the rear yard, making it a practical and well-thought-out space for everyday living.

The first floor hosts two good-sized bedrooms, each offering a comfortable and private retreat. The family bathroom, also located on this floor, has a three-piece suite with an over-the-bath shower, combining style and convenience.

Externally, the property has on-road parking at the front, ensuring ample space for vehicles. The rear of the home features a convenient yard with an astro-turfed lawn, perfect for low-maintenance outdoor living. This delightful area is ideal for enjoying sunny days or hosting intimate gatherings.

In summary, this delightful home, with its excellent location and thoughtful design, is an excellent opportunity for those looking to establish themselves in the Preston area.

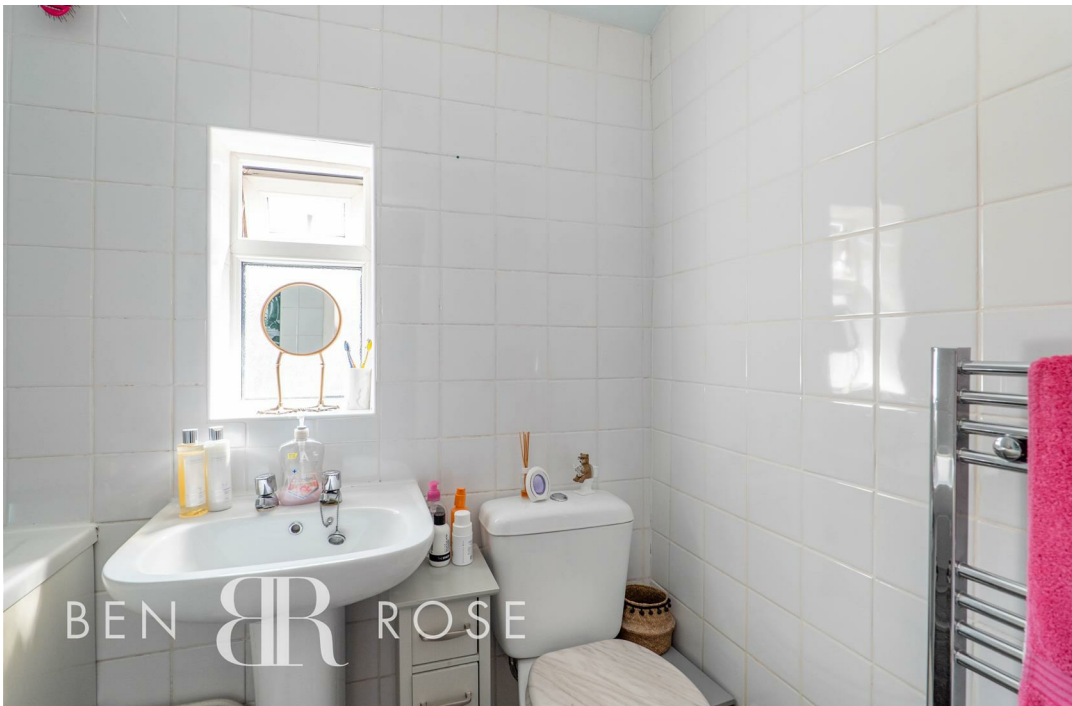




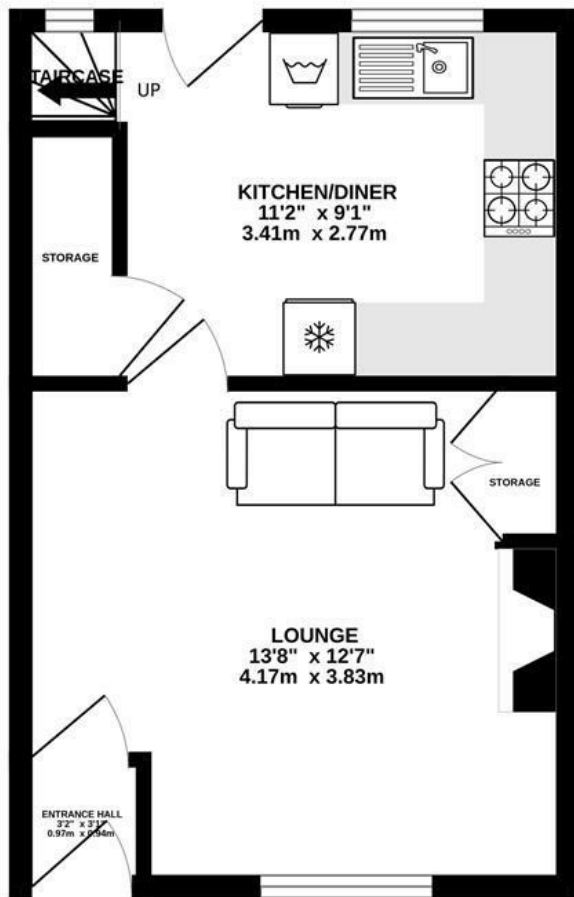




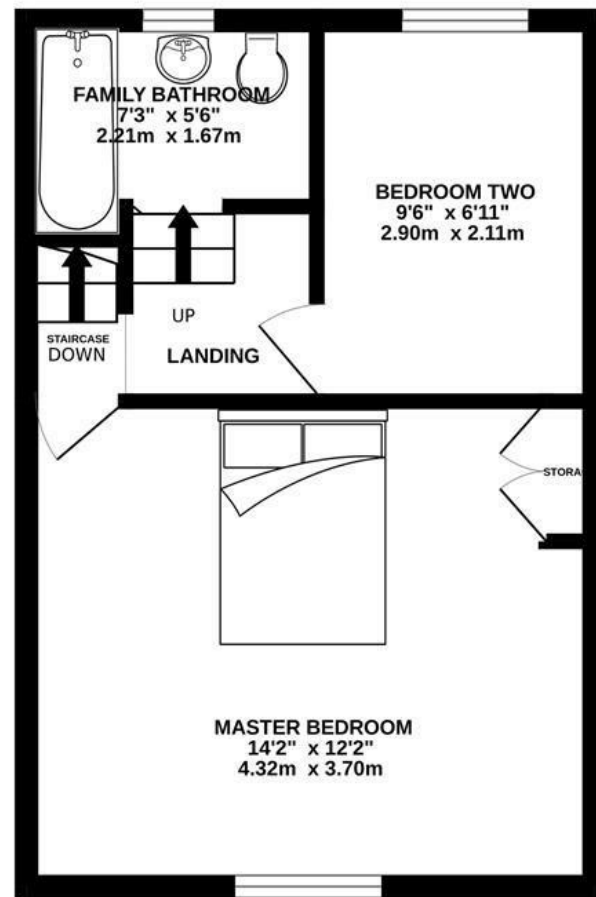




GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.

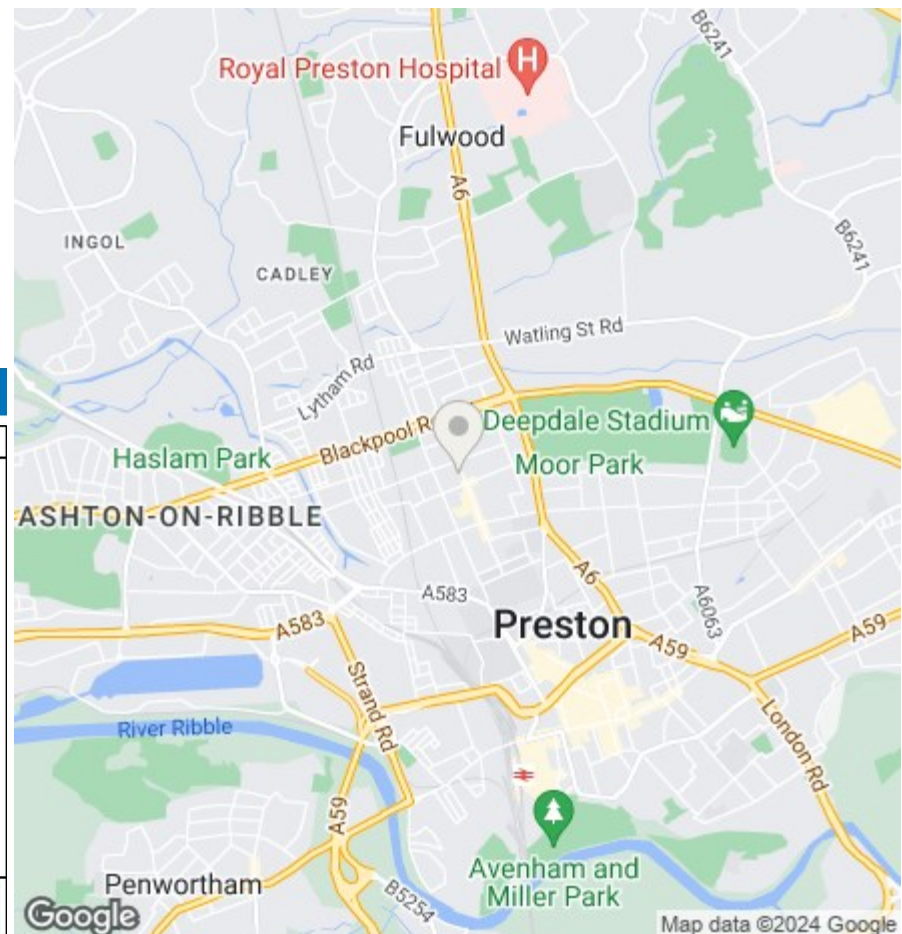


TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.

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		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	