



Butterlands, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached property located towards the end of a quiet development just outside Preston city centre. This home offers an exciting project opportunity and is being presented with NO ONWARD CHAIN, making it ideal for someone looking to put their own stamp on a property, with the added potential to be extended to suit your needs. Perfectly positioned, it's only a ten-minute drive from the vibrant city centre and benefits from local schools, supermarkets, and amenities right on the doorstep. The nearby M6 motorway also offers excellent travel links for those commuting further afield.

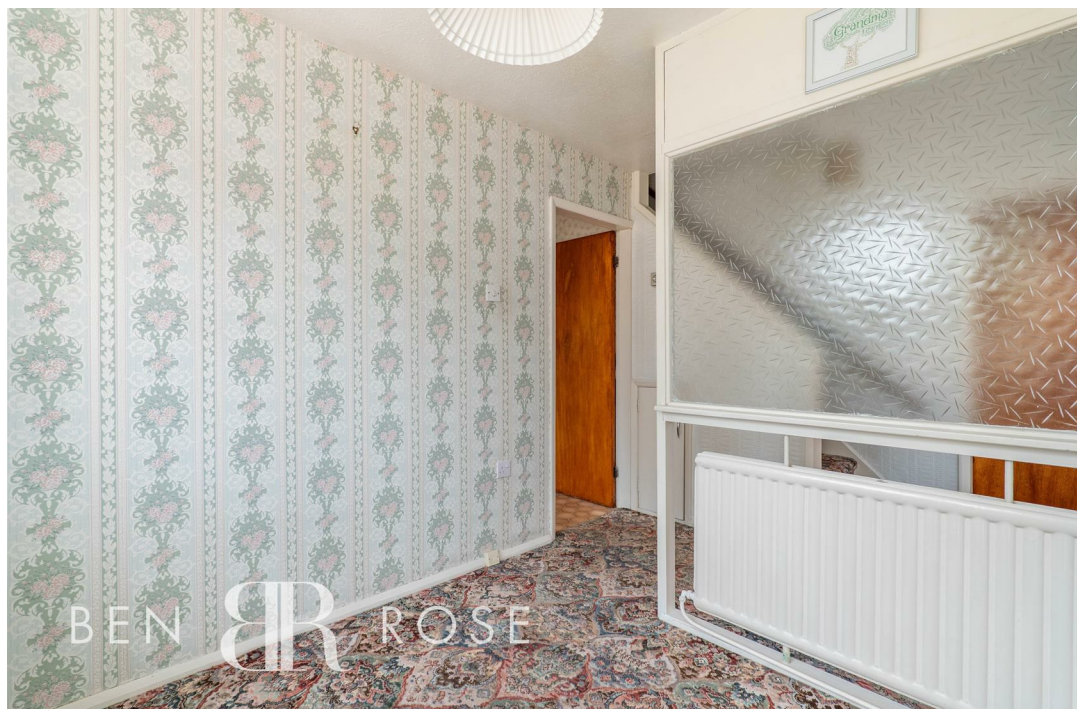
Upon entering the home, you're welcomed by a bright reception hall that opens into a versatile dining area that could be used as a study. The spacious lounge is situated towards the front of the property and features dual aspect windows, allowing plenty of natural light to flood the room, creating a warm and inviting space. To the rear of the ground floor is the kitchen, which offers potential for modernization and a practical layout.

Heading upstairs, the first floor hosts three well-proportioned bedrooms, each offering ample space for storage and personalisation. The family bathroom is also located on this floor and comprises a three-piece suite.

Externally, the property boasts a lawned front garden with neat hedging, adding privacy and curb appeal. A driveway extends down the side of the home, providing off-road parking for multiple vehicles and leading to a single garage at the rear. The generously sized rear garden is a standout feature, offering both a large lawn and patio area, perfect for outdoor entertaining or relaxing in a private, secluded setting.

This property is ideal for anyone seeking a project with excellent potential in a desirable location.









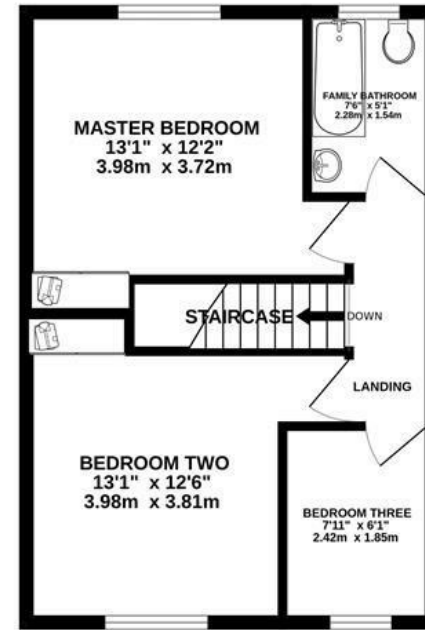
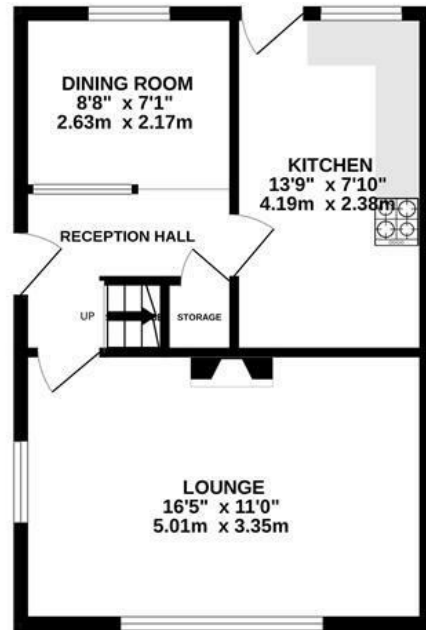
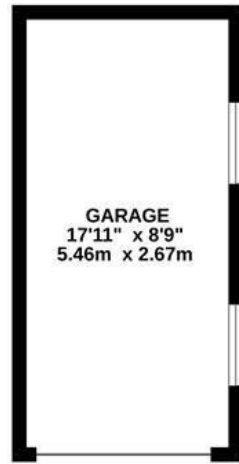




BEN ROSE

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

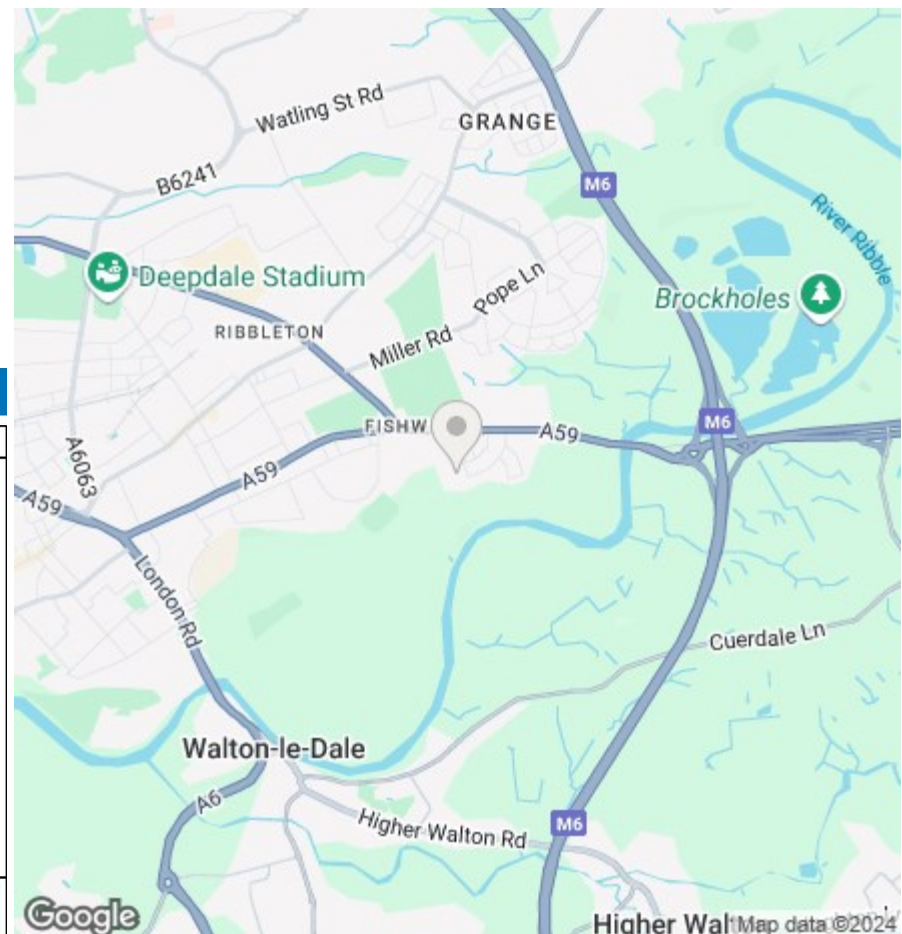


TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.

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		85
(69-80) C		
(55-68) D	59	
(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	