



Clifton Street, Preston

Offers Over £109,950

Ben Rose Estate Agents are delighted to bring to market this charming two-bedroom mid-terraced property, ideally located in a highly sought-after area of Preston. Perfectly positioned within walking distance of the town centre, the home offers immediate access to an excellent range of local schools, shops, and everyday amenities. For those who commute, the property is exceptionally well connected, with nearby train stations and easy access to both the M6 and M61 motorways. Thoughtfully extended, this property presents a fantastic opportunity for first-time buyers and those looking for a project home, with viewings highly recommended to fully appreciate the potential on offer.

Upon entry, you are welcomed into a small porch area that leads directly into a spacious lounge. This comfortable living space features a large front-facing window that fills the room with natural light, along with a cosy gas fire that adds a homely touch. From the lounge, you can access the rest of the ground floor accommodation.

The dining room is generously sized, offering ample space for a large family dining table and housing the staircase to the first floor, as well as handy under-stair storage. The dining area flows seamlessly into the kitchen in an open-plan layout, ideal for modern living. The kitchen itself is fitted with a range of wall and base units, includes a breakfast bar that comfortably seats two, and provides room for freestanding appliances. A door from the kitchen opens out to the rear yard.

Upstairs, the property offers two well-proportioned double bedrooms. The master bedroom impressively spans the full width of the home, offering plenty of space for furniture and storage. The family bathroom, set in an 'L' shape, includes an over-the-bath shower and completes the first-floor layout.

Outside, the rear yard is enclosed by tall brick walls, offering privacy and access to a ginnel, which is perfect for additional storage and provides convenient passage to the front of the property. To the front, on-road parking is available.







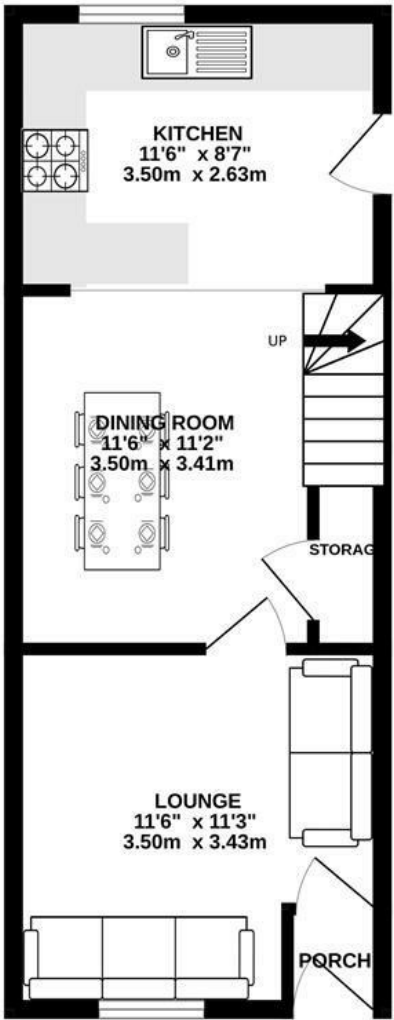




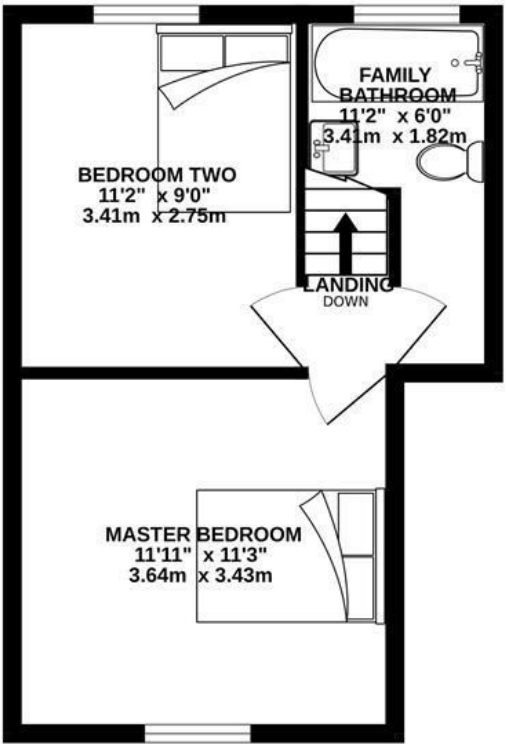


BEN ROSE

GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.3 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) 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		
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	

