



Crawford Avenue, Brockholes Brow, Preston

Offers Over £189,950

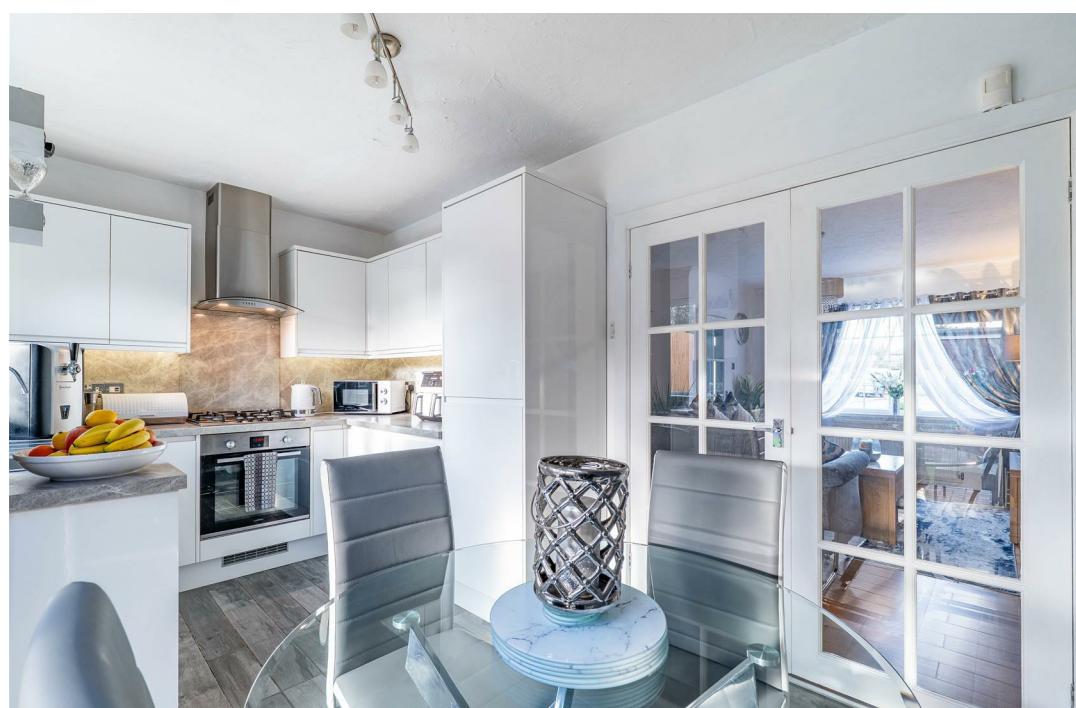
Ben Rose Estate Agents are pleased to present to market this beautifully decorated end terrace home, offering stylish and spacious accommodation ideal for families and couples alike. Positioned in a highly convenient area of Preston, the property benefits from close proximity to the city centre, providing easy access to a wide range of shops, restaurants, cafés and leisure facilities. Excellent transport links are also on hand, with Preston Railway Station offering direct services to major destinations, while the M6 and M61 motorways ensure straightforward commuting across the North West.

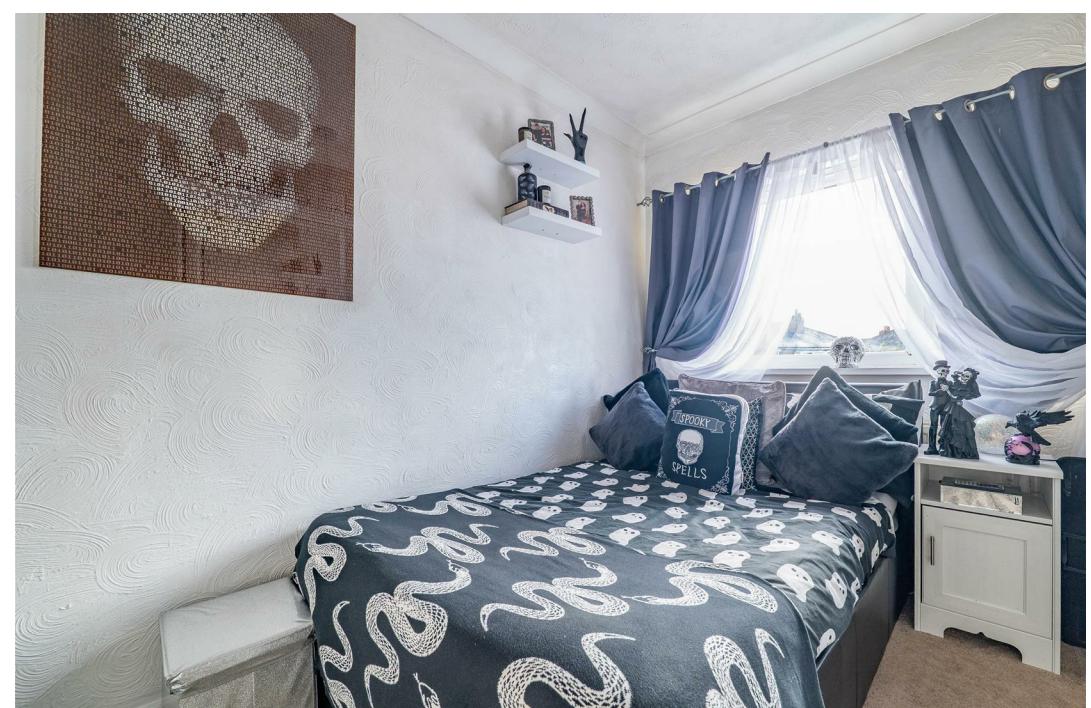
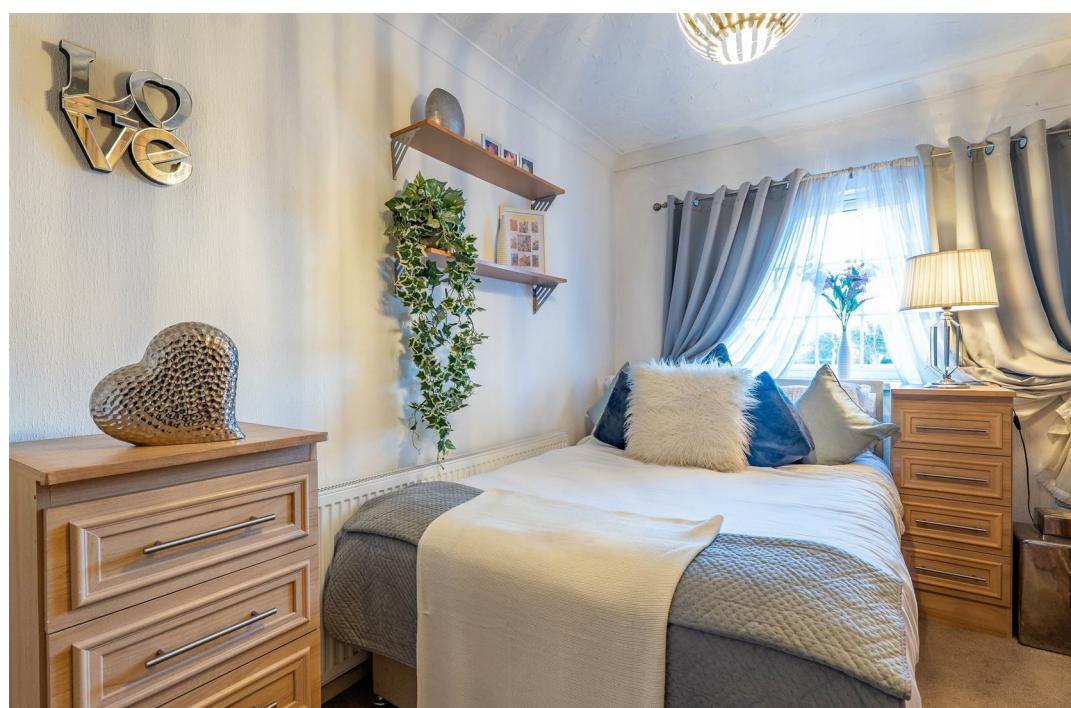
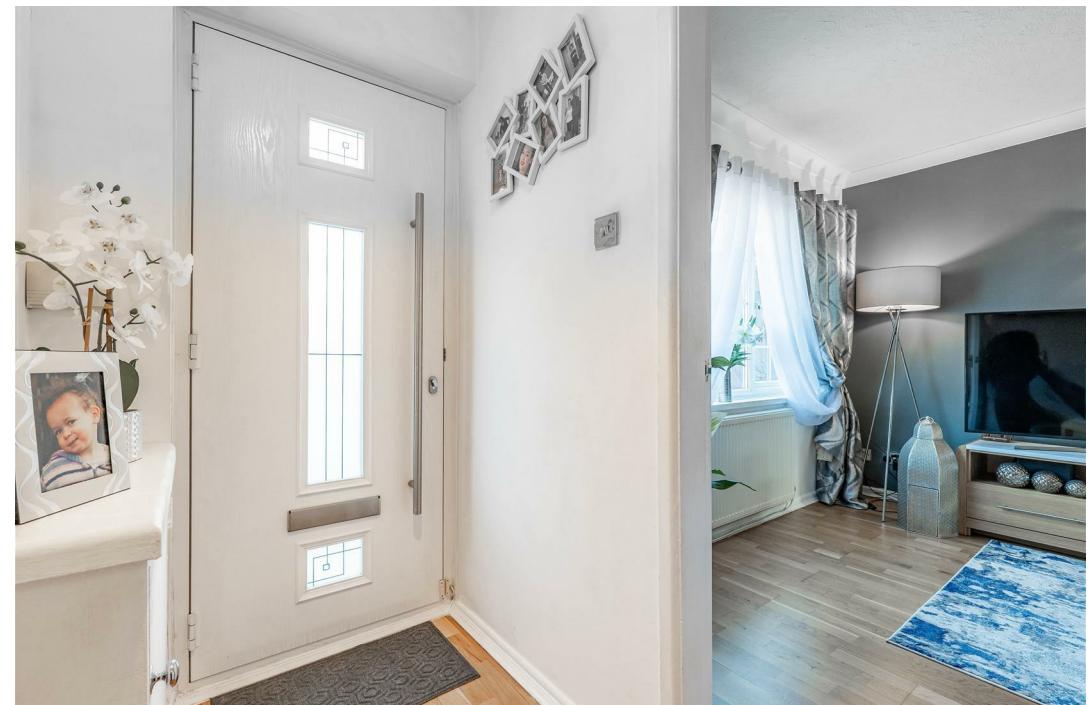
Stepping inside, you are welcomed by an inviting entrance hall that sets the tone for the well-presented interior. To the front, the spacious lounge enjoys a feature fireplace, creating a cosy yet elegant focal point, and flows seamlessly through French doors into the kitchen and dining area. The modern fitted kitchen is both practical and stylish, complete with built-in appliances including an oven, fridge/freezer and washing machine. The adjoining dining space benefits from French doors opening out to the rear patio, making it an ideal setting for entertaining and family living.

Rising to the first floor, the home continues to impress with three well-proportioned bedrooms. The master bedroom is a generous double with fitted wardrobes, while the second double bedroom also enjoys built-in storage. A third bedroom provides a versatile space, perfect for a child's room, guest bedroom or home office. Completing this level is a modern three-piece family bathroom, finished to a high standard.

Externally, the property boasts a substantial driveway to the front, offering parking for up to four vehicles, an excellent feature for busy households. To the rear, the garden is thoughtfully designed with a block-paved patio area, lawn and established borders filled with mature plants and shrubs, creating a private and welcoming outdoor retreat. The garden also leads to a rear garage with power supply, adding further practicality. This attractive home combines comfort, convenience and location, making it a fantastic opportunity for those seeking a move-in ready property close to the heart of Preston.







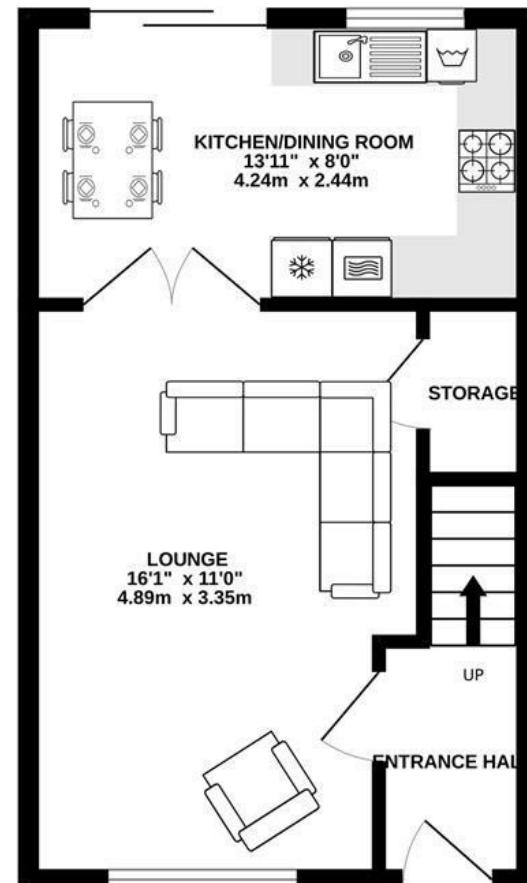
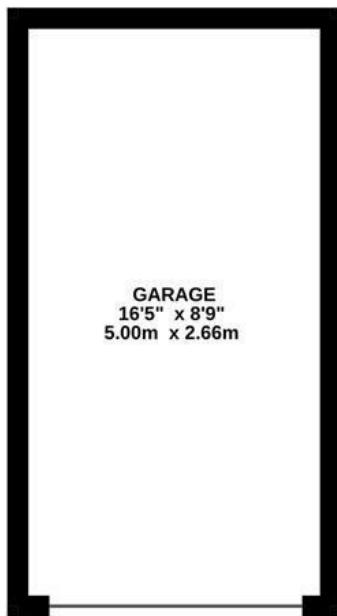




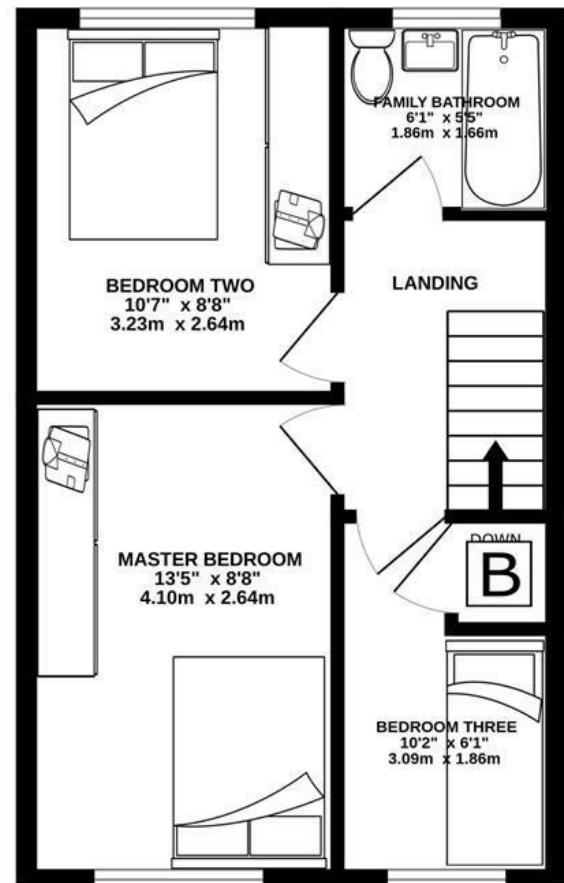


BEN ROSE

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.3 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	

