



Creswell Avenue, Ingol, Preston

£775

**** NO MORE VIEWINGS - FULLY BOOKED****

Ben Rose Estate Agents are pleased to present to the rental market this three-bedroom terraced home, located in the heart of Ingol, Preston. Situated in a sought-after residential area, this property is ideal for couples or families seeking a well-connected and convenient location. Just a short distance from Preston city centre, it benefits from excellent transport links, including nearby bus routes, Preston Train Station, and easy access to the M55 and M6 motorways. A variety of local amenities—including shops, schools, and parks—are also within easy reach.

Internally, the ground floor comprises a welcoming entrance hallway with a convenient WC, a spacious lounge/diner with large dual-aspect windows to the front and rear, and a modern fitted kitchen featuring an integrated oven and hob, along with space for freestanding appliances.

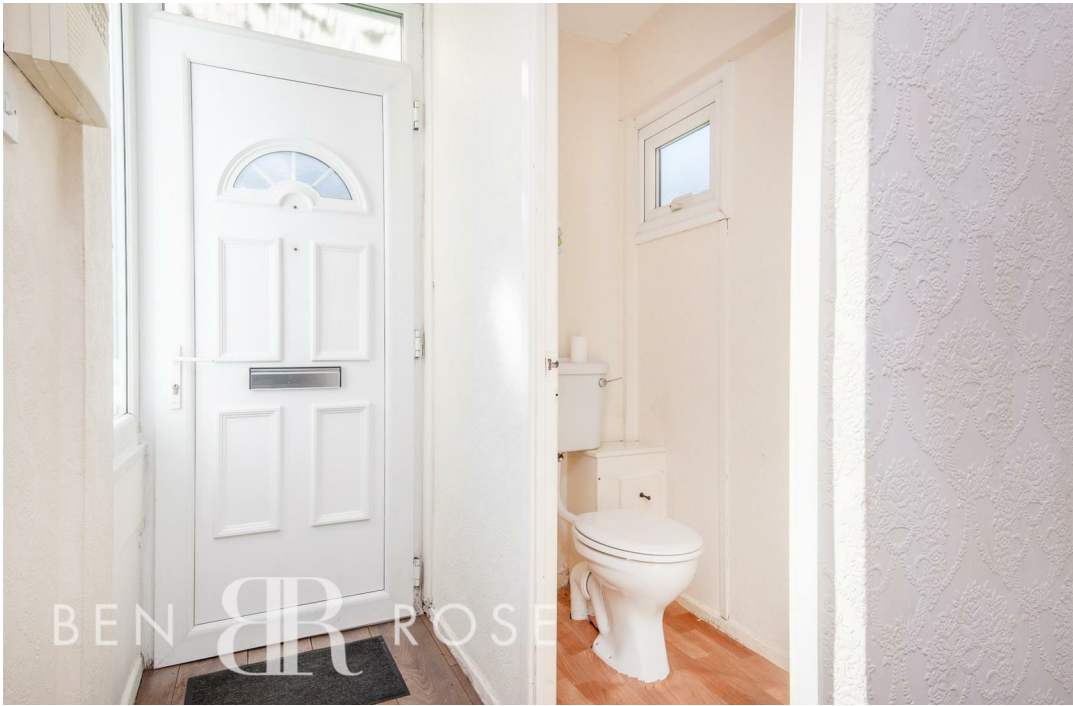
Upstairs, there are three well-proportioned bedrooms, with both the master and second bedroom benefiting from integrated storage. The home is served by a three-piece family bathroom with an over-the-bath shower.

Externally, the front of the property features an enclosed lawned garden with a footpath leading to the front door, and ample on-street parking is available. To the rear, there is a private yard, complete with a small garden store and an additional storage shed.

Early viewing is highly recommended to avoid disappointment.







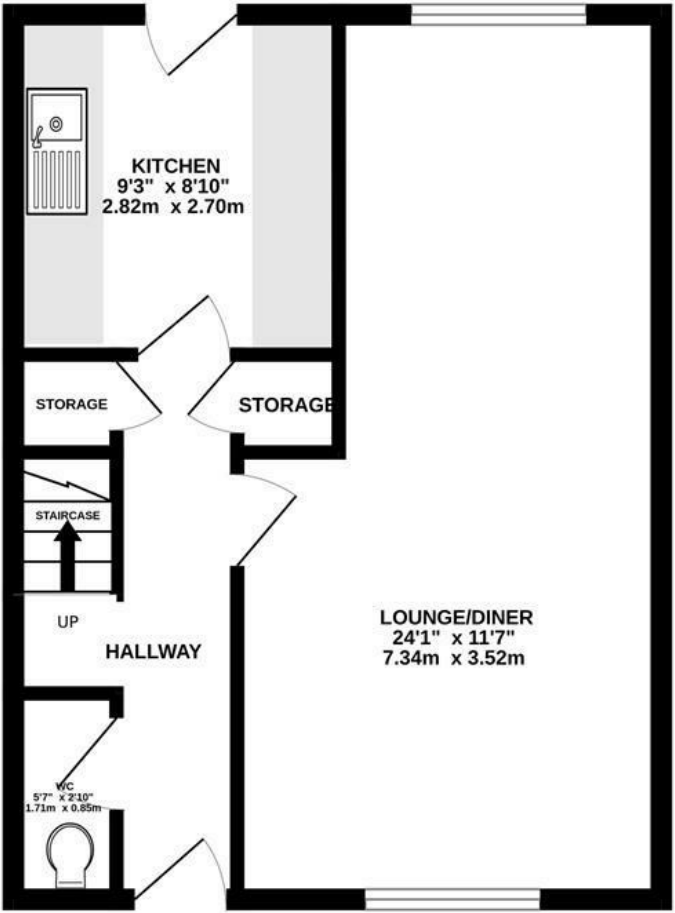




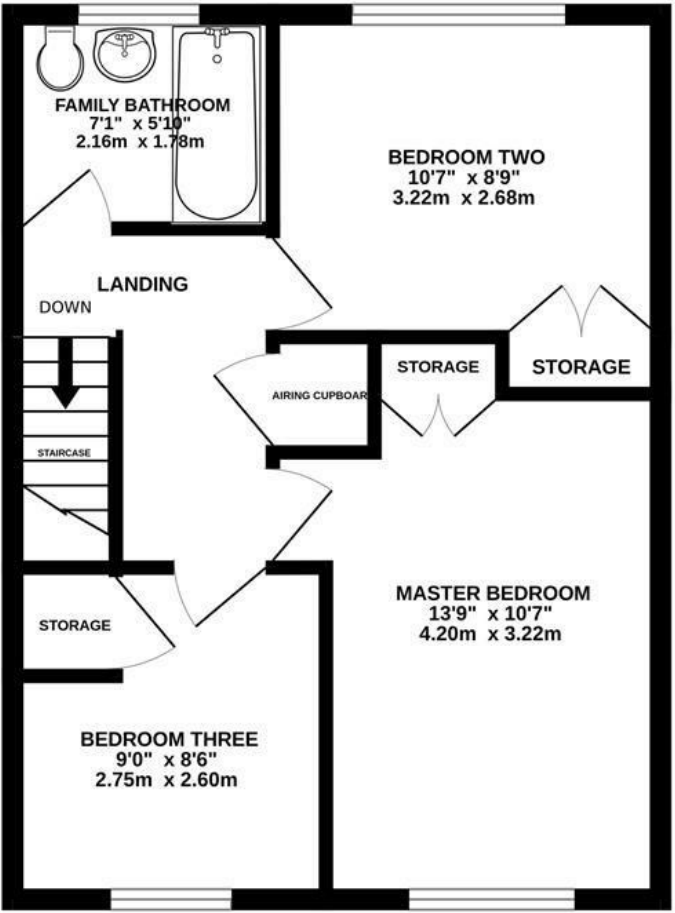


BEN ROSE

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.




TOTAL FLOOR AREA : 850 sq.ft. (79.0 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		
	68	81
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 