



## Brackenbury Road, Preston

**Offers Over £169,950**

Ben Rose Estate Agents are pleased to present to market this fantastic opportunity to acquire this deceptively spacious period property, located in a popular area of Preston. The home offers an excellent investment opportunity, having previously been arranged as two self-contained flats and more recently used as six-bedroom student accommodation. The property provides flexible and versatile living options, with potential to revert back to a substantial family home full of character and charm.

Conveniently situated just a short drive from Preston city centre, the property benefits from excellent access to local schools, shops, and amenities, along with superb travel links including a nearby train station and easy connections to the M6 and M61 motorways.

Internally, the ground floor briefly comprises two well-proportioned bedrooms, a spacious communal lounge with access to convenient understairs storage, a newly fitted kitchen with integrated oven and hob, and a three-piece family bathroom with an over-the-bath shower.

To the first floor, there are a further four generously sized bedrooms, with the sixth bedroom benefiting from a separate kitchenette complete with sink and space for additional appliances. A second three-piece bathroom with an over-the-bath shower completes this level.

Externally, there is ample on-street parking available to the front. To the rear, the property provides access to the attached garage offering useful additional storage, along with a good-sized low-maintenance yard which can be accessed from both the kitchen and rear gate.

Early viewing is highly recommended to avoid potential disappointment.





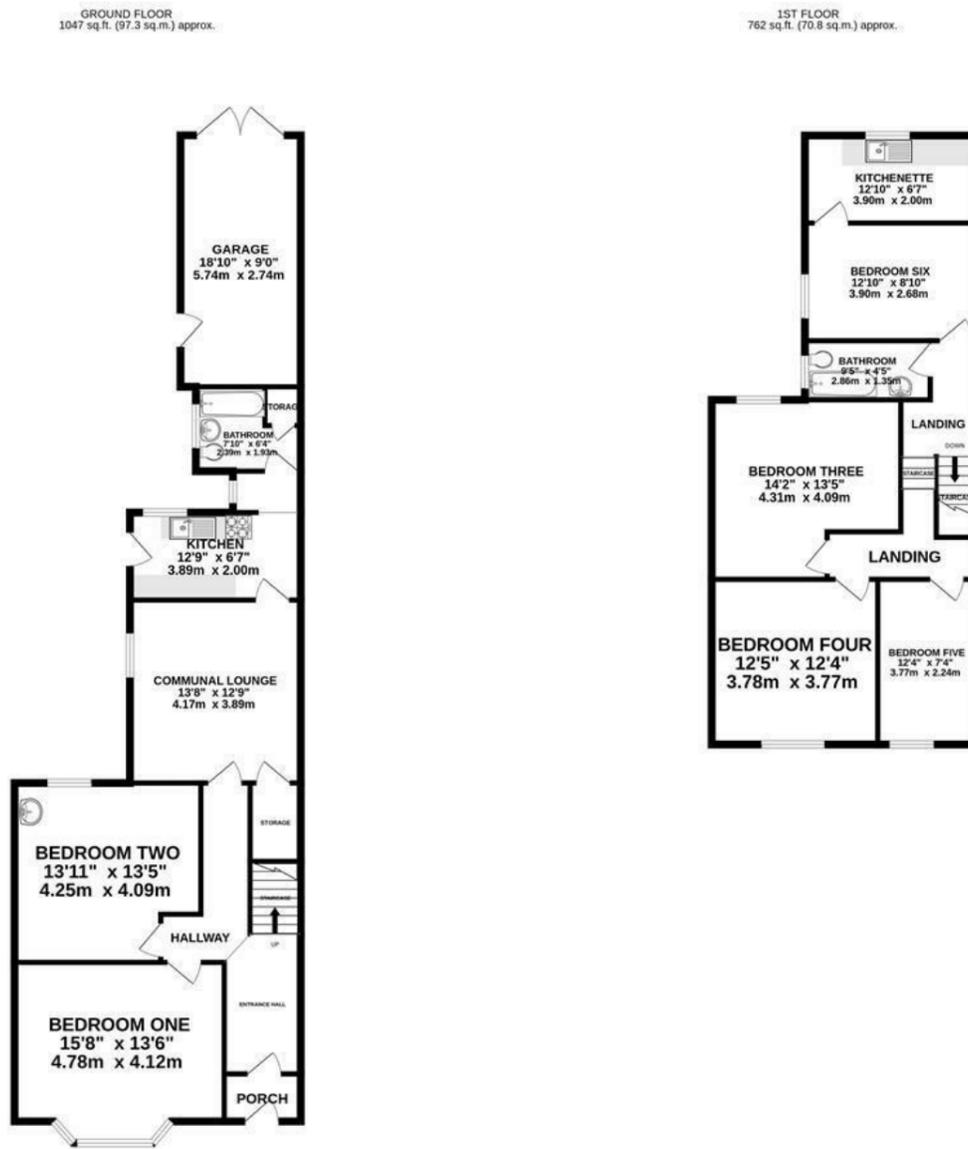








# BEN ROSE

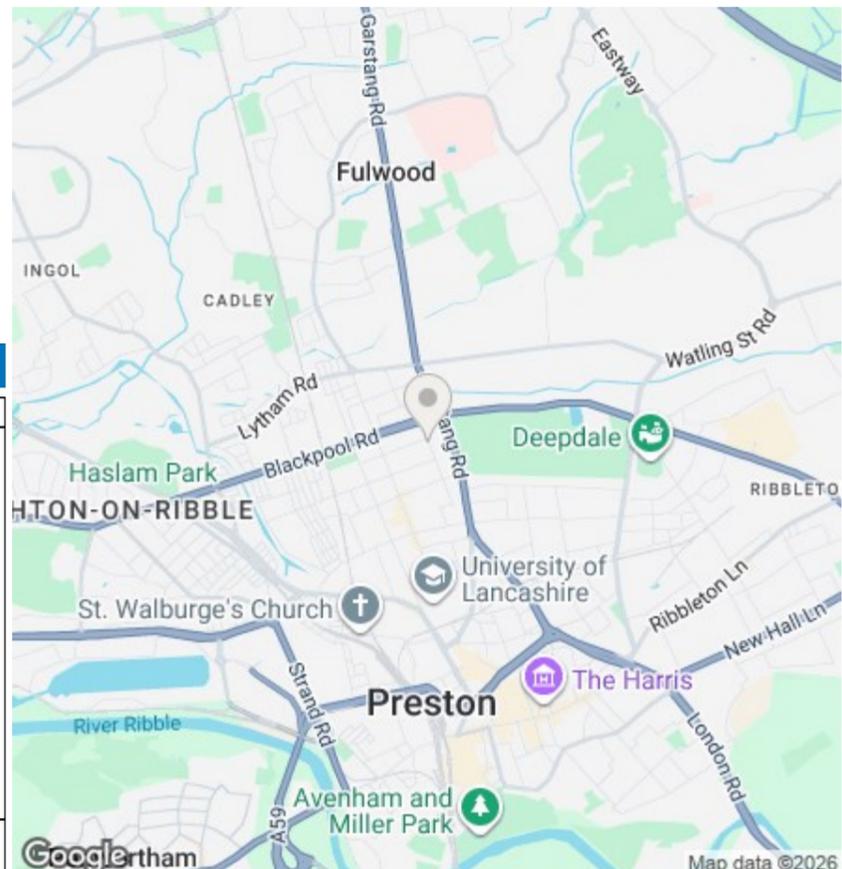


TOTAL FLOOR AREA: 1809 sq. ft. (168.1 sq.m.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	<b>73</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		