BEN ROSE




**Manchester Road, Preston** **Offers Over £149,950**

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious two-bedroom mid-terrace property, ideally positioned in the heart of Preston. Perfect for couples, first-time buyers, or investors, the property benefits from convenient access to a wide range of local amenities and schools. Bus routes and green spaces are all within walking distance, providing a practical and well-connected setting for everyday living. The property also offers easy access to the M6 motorway, just a short drive away, making commuting to nearby towns and cities straightforward.

The main living accommodation on the ground floor is set within an impressive open-plan layout, featuring a stunning spiral staircase leading to the upper level. To the front is the spacious lounge, which boasts a traditional central fireplace, fitted storage, and a large window overlooking the front aspect. The lounge flows seamlessly into the dining room, which offers ample space for a large family dining table and features a charming log burner, alongside a single door leading out to the courtyard garden. Just off this space is the kitchen, which offers ample storage and space for freestanding appliances, with convenient access to the downstairs W.C./utility room.

Moving upstairs, you will find two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. Additional storage is available on the landing, while the spacious four-piece family bathroom completes this level.

Externally, to the front is plenty of on-street parking. Access to the rear of the property can also be found via the gated alley way. Here you will find a charming low-maintenance courtyard garden, with access to the impressive garage, which is a standout feature for a terraced property. The garage is equipped with power and lighting and offers versatile additional space, with an up-and-over door providing access from the rear.

Early viewing is highly recommended to fully appreciate the space and additional features this property has to offer.











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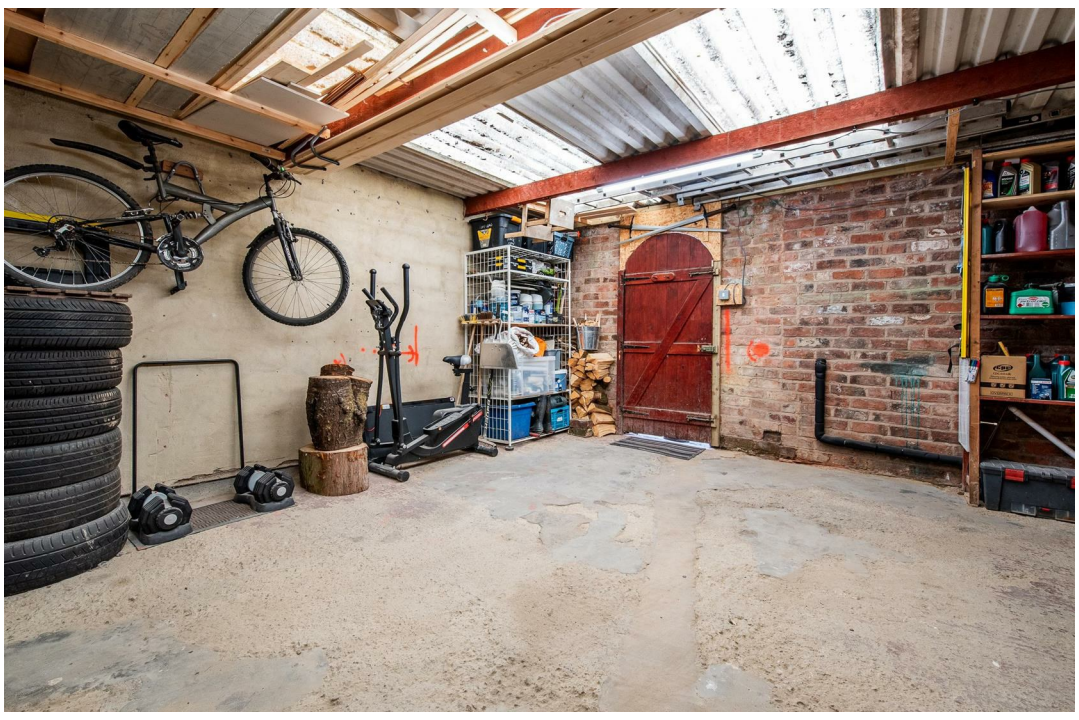










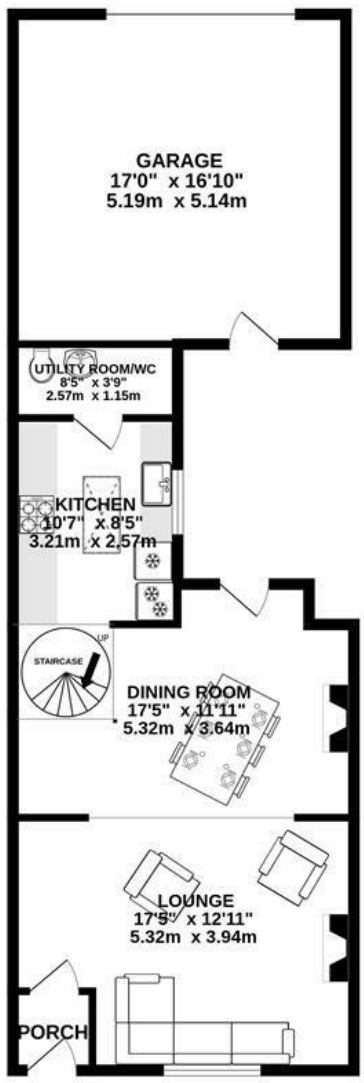


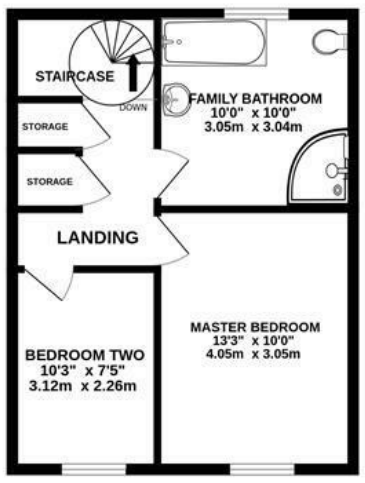
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# BEN ROSE

GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.

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

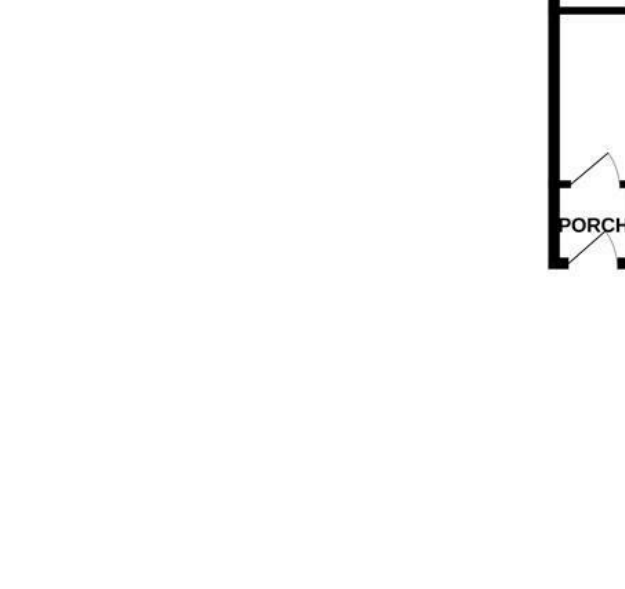


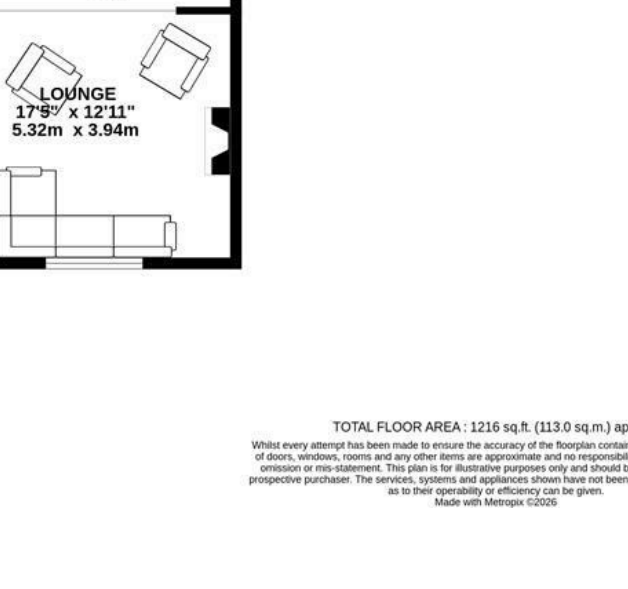



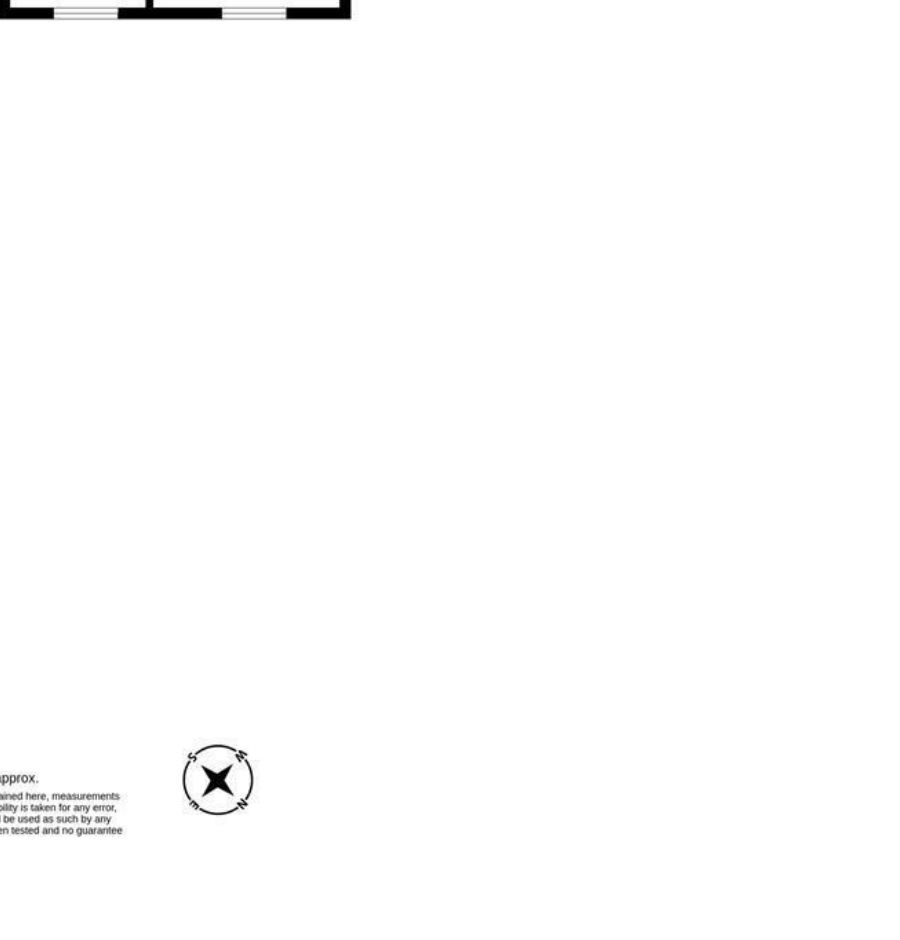

TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

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.




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