



## Parkside, Lea, Preston

**Offers Over £159,950**

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom semi-detached property, ideally located within a quiet residential area in the highly sought-after area of Lea, Preston. Perfect for a couple or small family, the home is within easy reach of well-regarded schools, shops, restaurants, and leisure facilities, while nearby walking routes and open views to the rear further enhance the setting. Excellent transport links make commuting convenient, with regular bus services providing connections to Preston and Blackpool, alongside easy access to the M6 and M55 motorways.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a central fireplace and open staircase leading to the upper level. From here, you will move through to the contemporary fitted kitchen, featuring striking blue cabinetry, an integrated oven and hob, additional space for freestanding appliances, and a convenient breakfast bar. A single door provides access to the side of the property. Continuing through, you will enter the bright and airy conservatory at the rear, which offers versatile additional living space with double patio doors leading out to the garden.

Moving upstairs, you will find two well-proportioned double bedrooms and a stylish, newly installed three-piece shower room. The home also benefits from a newly boarded loft with lighting and convenient pull-down ladder access, providing useful additional storage.

Externally, to the front is a private driveway providing off-road parking and leading through to the generously sized rear garden. The garden features a raised patio and lower lawn area, with fantastic open views over the neighbouring fields, creating a peaceful setting for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the property and its lovely open outlook.







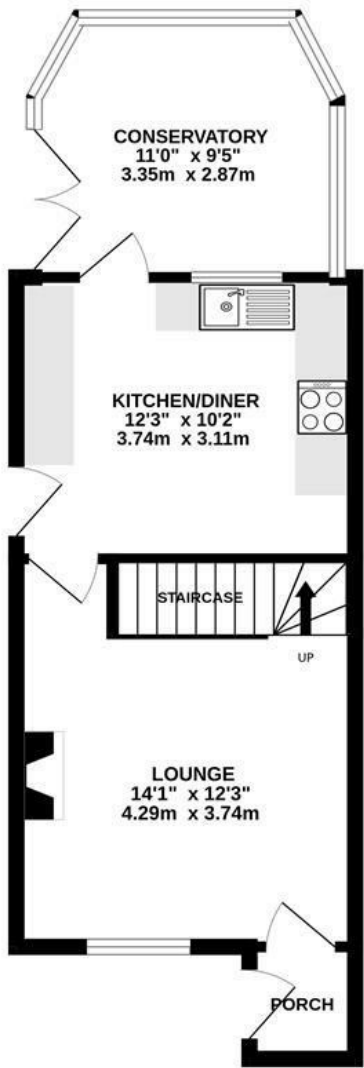




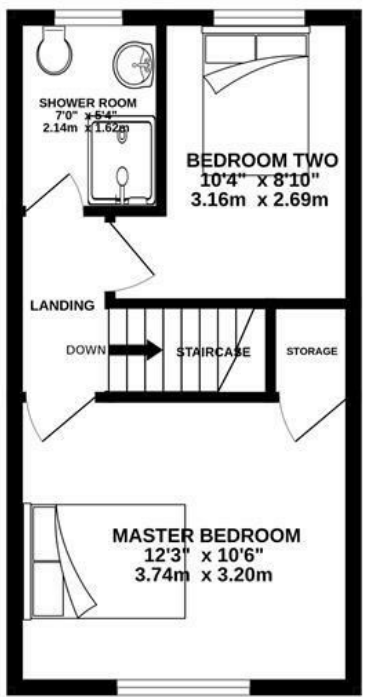


# BEN ROSE

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 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                                 |         | 87                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 67      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                            |
|-----------------------------------------------------|---------|----------------------------|
|                                                     | Current | Potential                  |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                            |
| England & Wales                                     |         | EU Directive<br>2002/91/EC |



