

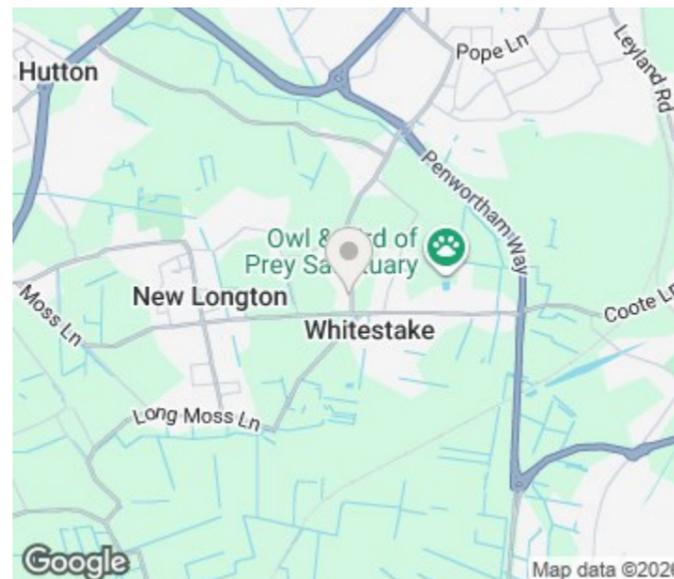
## Pope Lane, Whitestake, Preston

**Offers Over £259,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, located in the sought-after area of Whitestake, Preston. Nestled in a quiet setting with open views to both the front and rear, the property offers an appealing semi-rural feel while still providing convenient access to local amenities. Excellent travel links are also available, including nearby bus routes and easy access to surrounding towns.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the left, you will enter the spacious lounge, which features a central fireplace and a large bay window overlooking the front aspect. Moving back through the hallway, you will enter the modern kitchen. The kitchen offers ample storage and space for freestanding appliances. From here, you will find access to the dining room, which also features a central fireplace and provides ample space for a large family dining table. On the other side of the kitchen, there is access to the bright and airy conservatory at the rear. This versatile space offers additional living accommodation, with a patio door leading out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master and second bedroom benefiting from integrated storage. The three-piece family shower room completes this level.



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>		
(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	<b>76</b>

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	

