



**Caspian Avenue, Lightfoot Green, Preston**

**£129,422**

**\*\*This property is part of the Discounted Market Value Scheme and is subject to restrictions under this scheme. For enquiries regarding applications and eligibility please contact our office or visit the council website link below for more details\*\* (LINK WILL BE ATTACHED TO ADVERT)**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, two-bedroom semi-detached property located in the highly sought-after area of Lightfoot Green, Lancashire. This modern home offers an ideal opportunity for first-time buyers looking to step onto the property ladder, being part of the Preston Discounted Market Value scheme. Situated within a peaceful and well-connected residential development, the property enjoys easy access to a range of local amenities, including supermarkets, cafes, and reputable schools. Excellent travel links are also nearby, with Preston city centre just a short drive away, while the M55 and M6 motorways provide convenient routes for commuters. Public transport is well-served with local bus links and Preston Train Station offering direct connections across the North West.

Moving inside, you are welcomed by a bright and inviting reception hall that sets the tone for the rest of the home. From here, you'll find access to the conveniently located WC and staircase, along with entry into the spacious front lounge. This relaxing space is perfect for unwinding and benefits from an under-stair storage area for added practicality. To the rear, the modern kitchen/diner showcases contemporary fittings, including an integrated oven, with ample space for a family dining table — creating the ideal setting for everyday living and entertaining guests.

Ascending to the first floor, you'll discover two generously sized double bedrooms. The master bedroom benefits from fitted wardrobes, providing excellent storage, while the second bedroom also includes built-in storage solutions, making the most of the available space. Completing the upper floor is a stylish three-piece family bathroom featuring a modern suite and an over-the-bath shower, finished to a high standard.

Externally, the property continues to impress. To the side, a private driveway offers off-road parking for up to three cars, while the front of the home is neatly presented with low-maintenance landscaping. To the rear, a private garden provides a lovely outdoor space, complete with a patio area ideal for outdoor dining, which leads onto a lawn — perfect for relaxing or entertaining in the warmer months.

Overall, this is a superb modern home in a desirable location, perfectly suited to first-time buyers seeking comfort, convenience, and style.





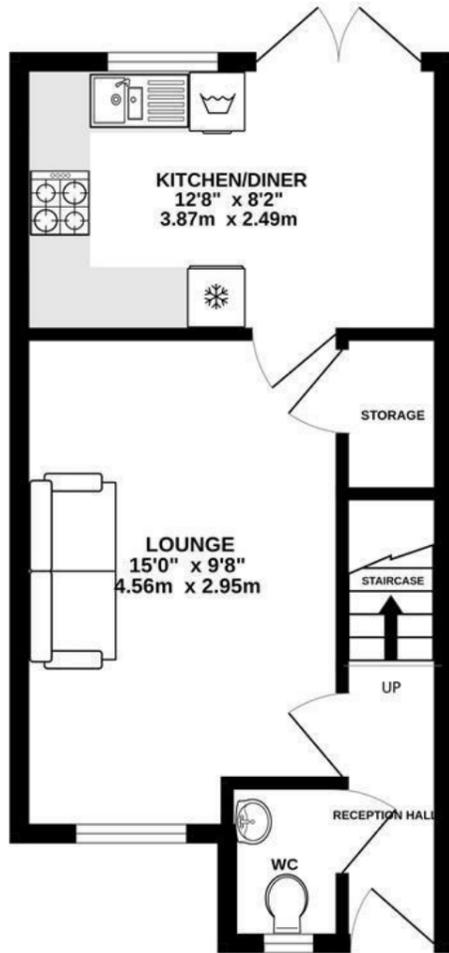




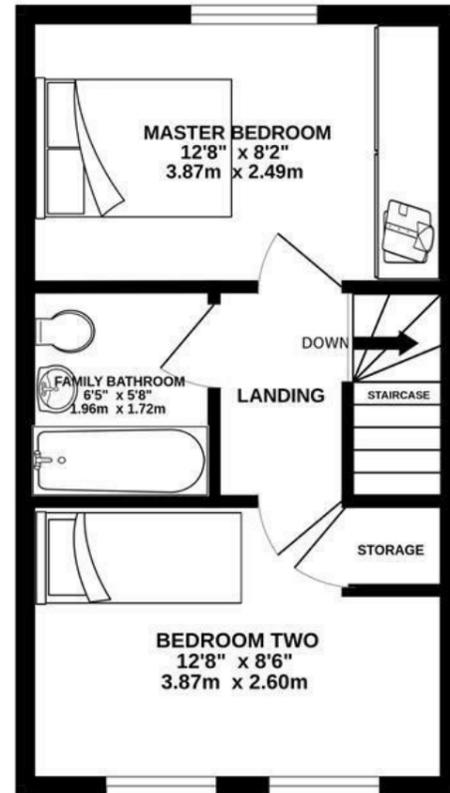




GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.

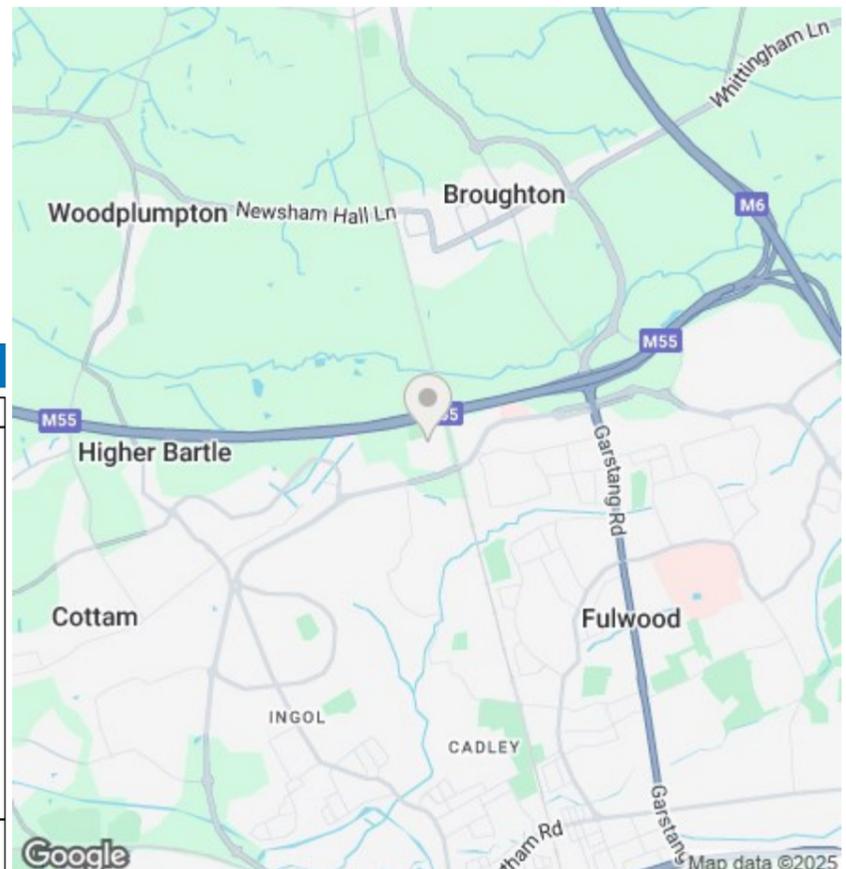


TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

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>		<b>97</b>
(81-91) <b>B</b>	<b>83</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	

### 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	