



Bridge Street, Higher Walton, Preston

Offers Over £129,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom mid-terrace property in the heart of Higher Walton, Lancashire. Ideally suited to first-time buyers, this spacious home offers tall ceilings throughout and provides a fantastic opportunity for those looking to put their own stamp on a property. The village of Higher Walton is well placed for local amenities, with shops, schools, and eateries all within easy reach. For commuters, the area benefits from excellent travel links, with easy access to the M6 and M65 motorways, bus routes serving the surrounding towns, and Preston city centre just a short drive away. Nearby, you'll also find countryside walks along the River Darwen, making the location equally appealing for leisure.

Stepping into the home, you are welcomed by a small porch that leads into a generously sized lounge. This bright and airy space is enhanced by its tall ceilings and a charming feature log burner, creating a warm focal point for the room. Towards the rear lies a great-sized kitchen, offering ample worktop space and plenty of cabinetry, ideal for family living. From here, there is also convenient access to understairs storage and a practical utility/workshop area, providing additional flexibility. The staircase to the first floor is also accessed directly from the kitchen.

To the first floor, the property boasts three well-proportioned bedrooms, including a master double complete with a decorative feature fireplace. The remaining rooms offer versatile accommodation, well-suited for children, guests, or a home office. Completing this floor is the good-sized family bathroom and loft access for further storage potential.

Externally, the property benefits from on-road parking to the front. To the rear, you'll find a low-maintenance concrete yard, providing a private outdoor space. Overall, this property presents an excellent opportunity for first-time buyers to secure a spacious home in a popular village setting, with plenty of potential to modernise and add value.

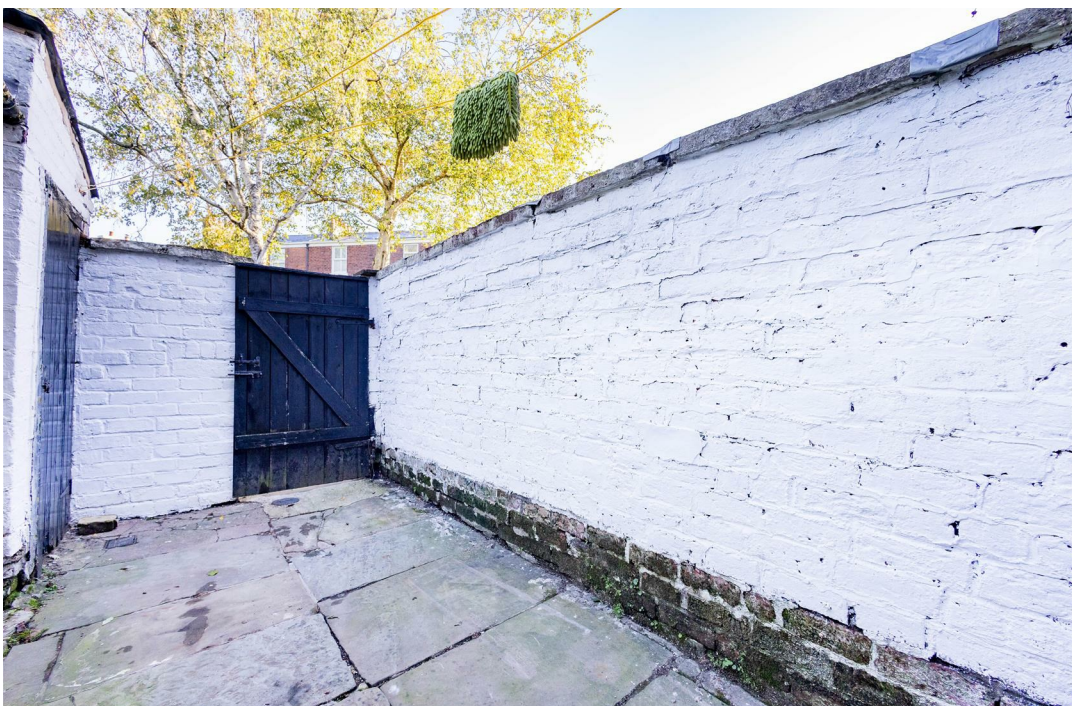










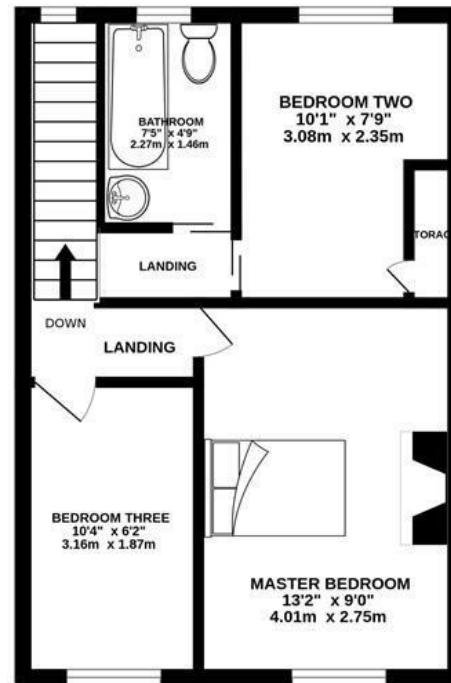


BEN ROSE

GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.

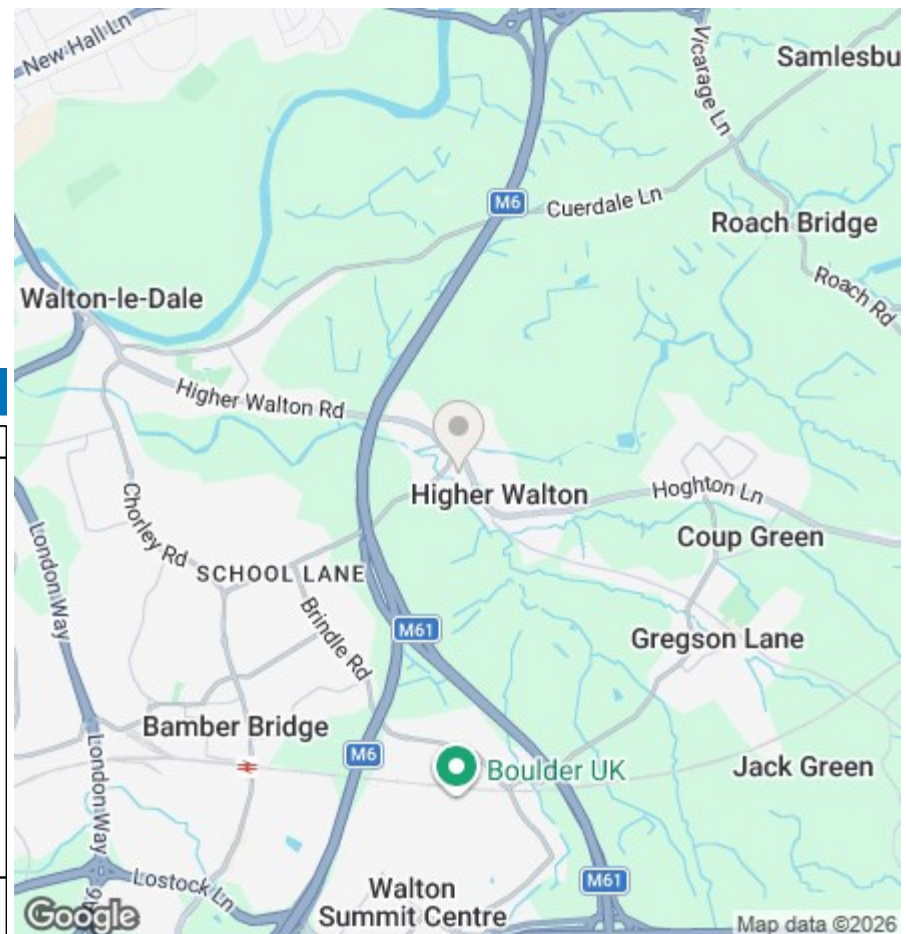


TOTAL FLOOR AREA: 773 sq.ft. (71.9 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	