



## Brook Street, Higher Walton, Preston

Offers Over £135,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced property with No Chain, ideally situated in the desirable village of Higher Walton, Lancashire. Boasting a well-presented open-plan layout and an attractive blend of modern comforts and character features, this home is perfectly suited to couples seeking a cosy yet practical living space. The property enjoys a convenient location close to a range of local amenities including shops, pubs, cafés and everyday essentials, whilst nearby Preston town centre offers an extensive selection of retail, dining and leisure facilities. Excellent transport links are available via regular bus routes, nearby railway stations in Preston and Bamber Bridge, and easy access to the M6, M61 and M65 motorway networks, making commuting across Lancashire and beyond straightforward. The picturesque surroundings of Higher Walton and nearby countryside walks further add to the appeal of this attractive home.

Stepping through the entrance, you are welcomed directly into the inviting lounge, a warm and characterful reception room featuring a beautiful fireplace with exposed brickwork and a timber mantelpiece as its focal point. Useful under-stairs storage is conveniently tucked away, whilst the staircase rises to the first floor. A large opening leads seamlessly into the dining room, creating an excellent open-plan flow ideal for both relaxing and entertaining. Within the dining space, a handy office area has been cleverly positioned in the corner, providing an ideal spot for home working. Continuing through, an opening leads into the modern fitted kitchen, which benefits from a range of integrated appliances, ample storage and worktop space. An external door from the kitchen provides access to the rear yard.

To the first floor, the property offers two well-proportioned bedrooms. The spacious master bedroom enjoys a front-facing aspect and benefits from an abundance of integrated storage, helping to maximise the available floor space. The second bedroom overlooks the rear yard and offers versatility as a guest room, dressing room or home office. Completing the accommodation is the family bathroom, fitted with a bath and overhead shower along with contemporary fixtures and fittings.

Externally, the property benefits from convenient on-road parking to the front. To the rear, there is a cosy and low-maintenance enclosed yard, providing a pleasant outdoor space for relaxing or enjoying al fresco dining during the warmer months. Combining character, practicality and a desirable village location, this delightful home presents an excellent opportunity for couples looking to take their next step onto the property ladder or secure a welcoming home with excellent commuter links.









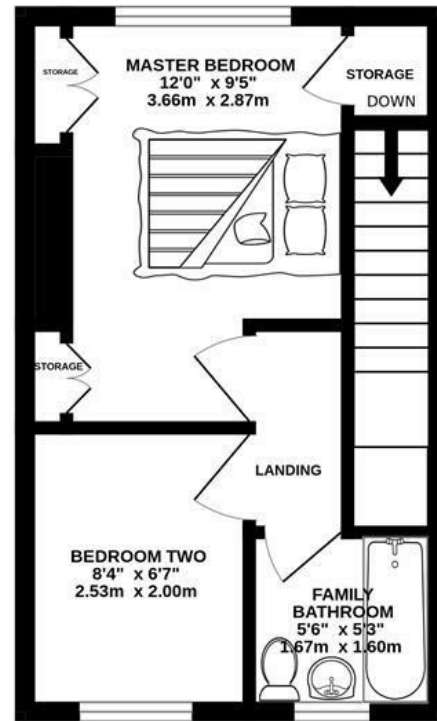




GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



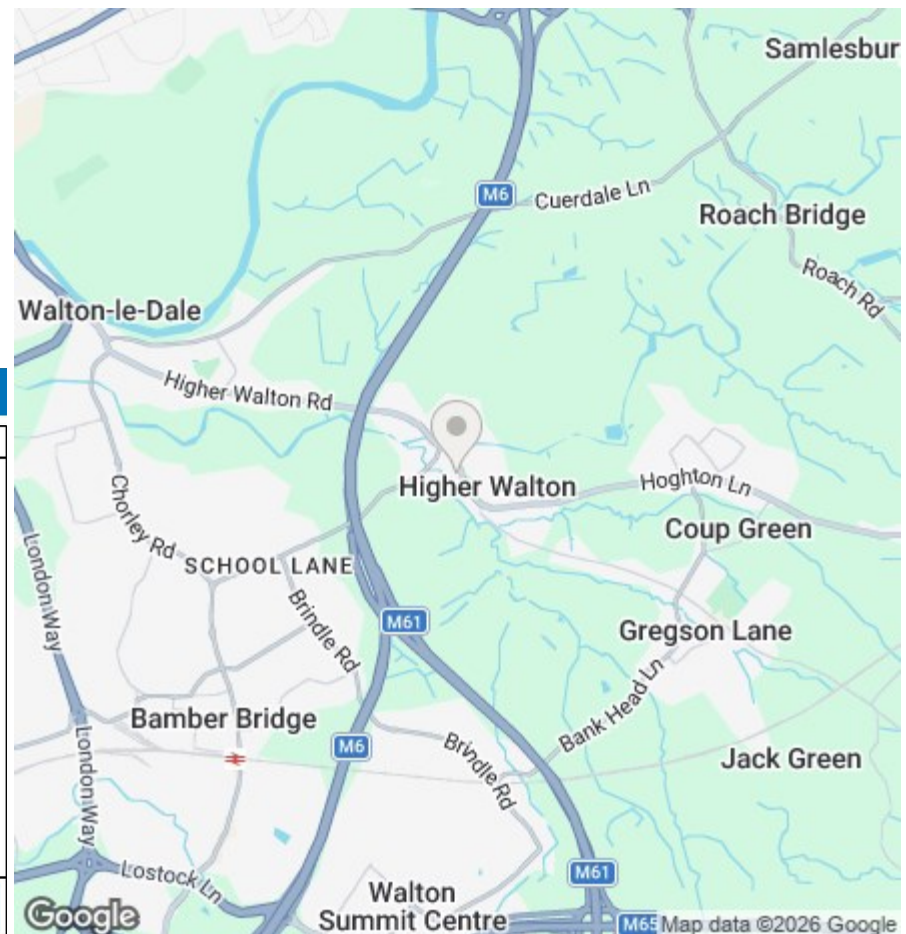
1ST FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 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>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</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	