BEN ROSE

James Street, Preston

Offers Over £175,000

Ben Rose Estate Agents are pleased to present to market this well-proportioned two-bedroom semi-detached bungalow, offered for sale with NO CHAIN and ideally suited to couples looking for a comfortable home with excellent access to Preston city centre. The property provides well-planned single-storey accommodation, a good-sized rear garden and the valuable addition of a detached garage. Situated within a convenient residential location, the home is well placed for a range of everyday amenities, including supermarkets, local shops, leisure facilities and green spaces, while Preston city centre offers an extensive selection of shops, cafés, restaurants and cultural attractions. Preston railway station provides regular rail connections across the North West and beyond, whilst local bus services offer convenient access into the city and surrounding areas. For those commuting by car, the M6 and M55 are also readily accessible, providing links towards Blackpool, Lancaster, Blackburn, Manchester and the wider motorway network.

Entering through the vestibule, you are welcomed into the main hallway, which provides access to all of the principal rooms. The spacious lounge/diner spans the full length of the property, creating a versatile living and entertaining space, with French doors opening directly onto the rear garden and allowing plenty of natural light into the room. Continuing through the hallway, the kitchen provides practical workspace and storage, together with convenient access out to the garden, while positioned opposite is the three-piece family bathroom. Completing the accommodation are two well-proportioned double bedrooms, providing comfortable and versatile space.

Externally, the property is approached via a well-maintained front garden, with a central pathway leading directly to the front entrance and creating an attractive approach to the home. To the rear is a good-sized, well-cared-for garden, featuring a patio seating area which leads onto a lawn, providing a pleasant outdoor space for relaxing or entertaining during the warmer months. The rear garden also benefits from access to the garage, providing useful additional storage or parking facilities. With its manageable layout, excellent access to Preston city centre, two double bedrooms, garage and NO CHAIN, this bungalow offers a practical and appealing opportunity for couples seeking a comfortable single-storey home in a convenient location.

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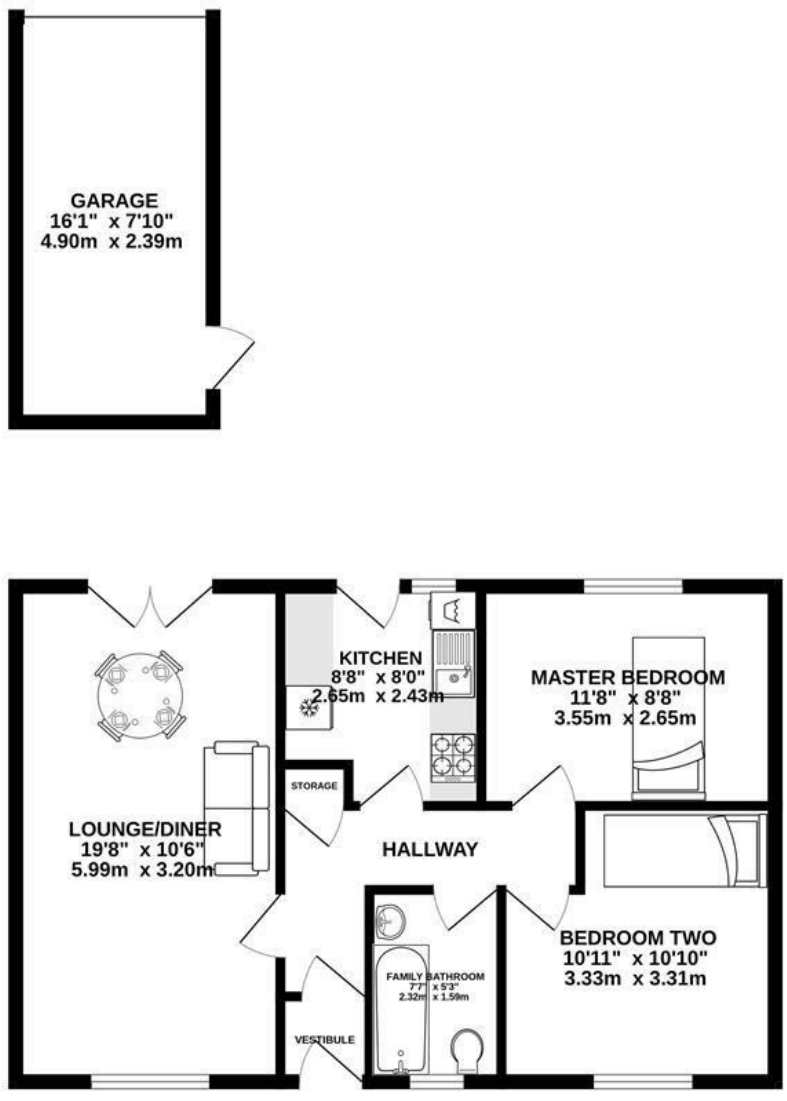
GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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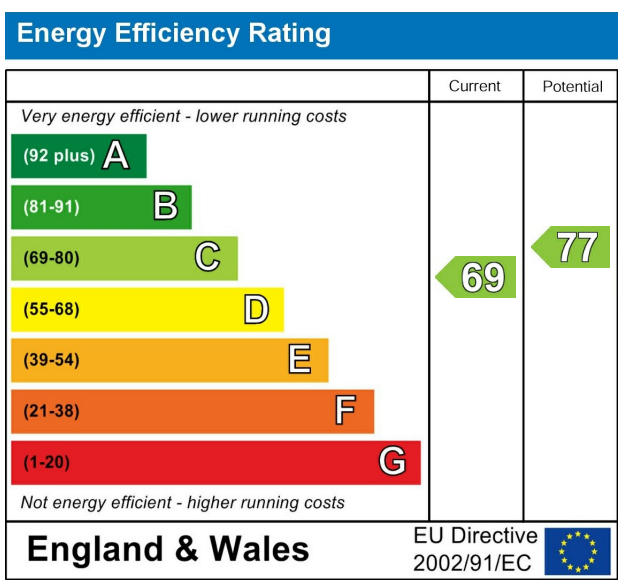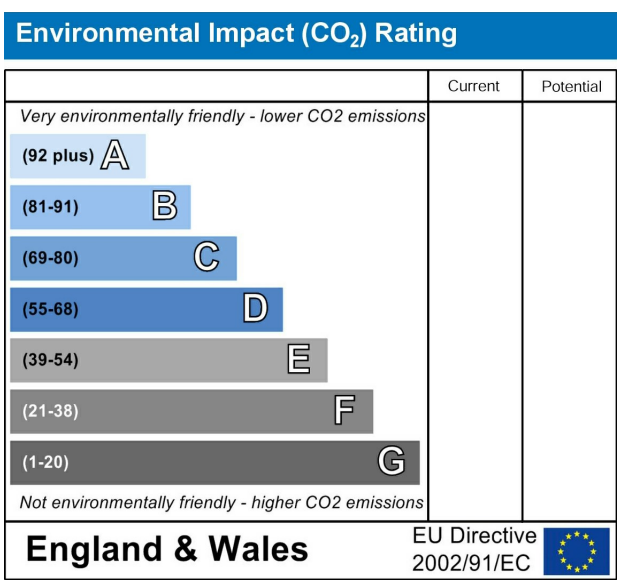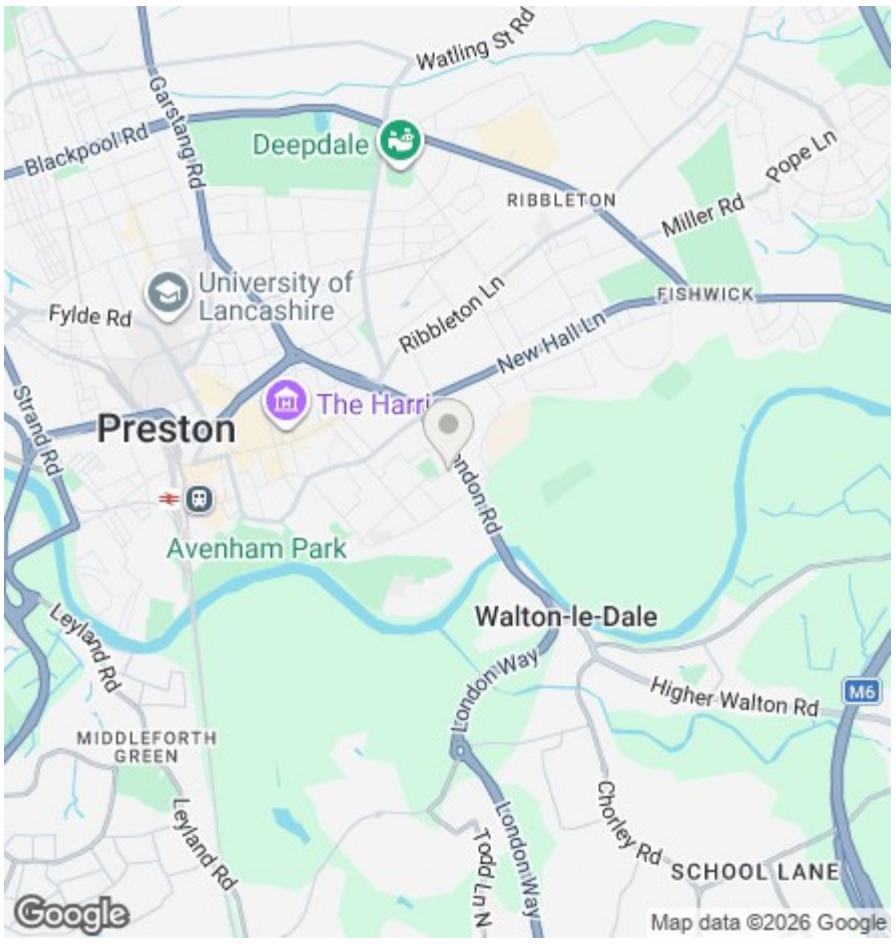
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.