



**Dunbar Road, Ingol, Preston**

**Offers Over £69,950**

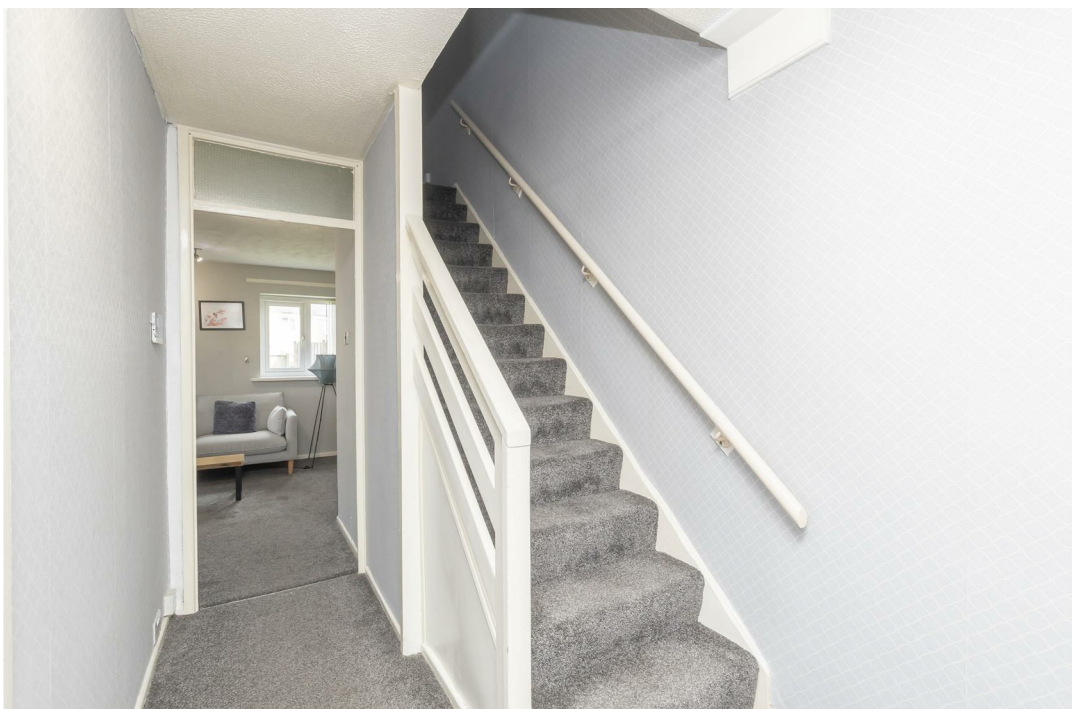
Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom duplex property situated in the popular residential area of Ingol, Preston. Ideal for couples or first-time buyers, this spacious home offers comfortable living accommodation throughout with the added benefit of shared garden space. Positioned within easy reach of Preston city centre, the property enjoys convenient access to a wide range of local amenities including supermarkets, cafés, schools and leisure facilities, whilst excellent travel links are provided via nearby bus routes, Preston railway station and easy connections to the M55 and M6 motorways, making commuting to surrounding towns and cities such as Blackburn, Lancaster and Manchester highly convenient.

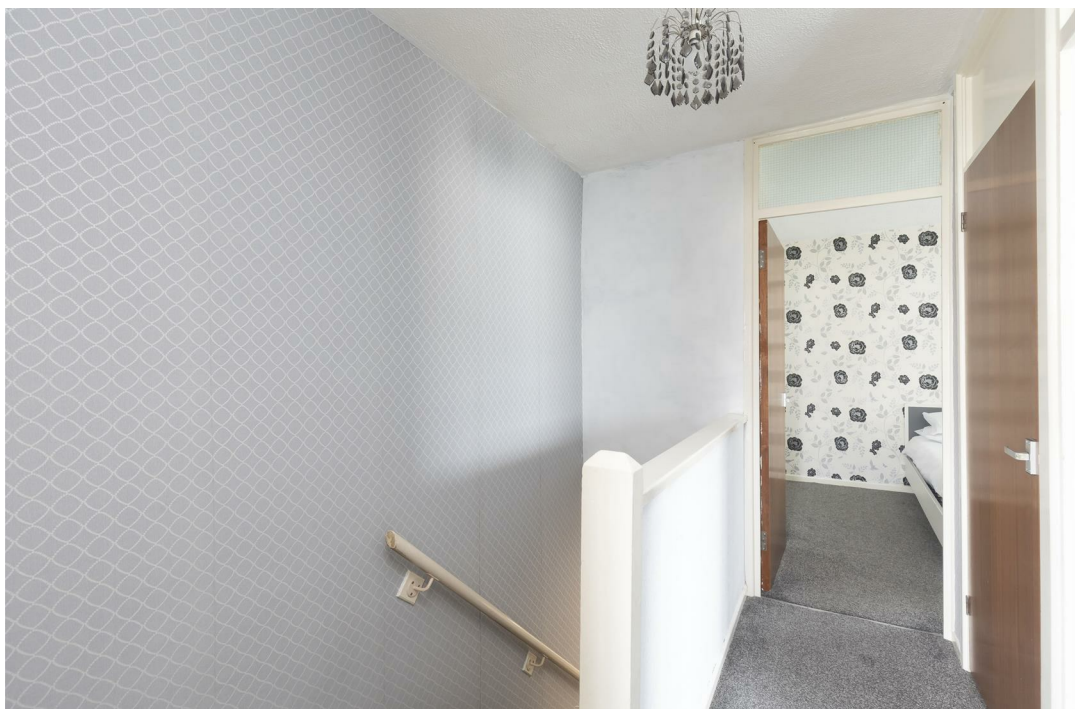
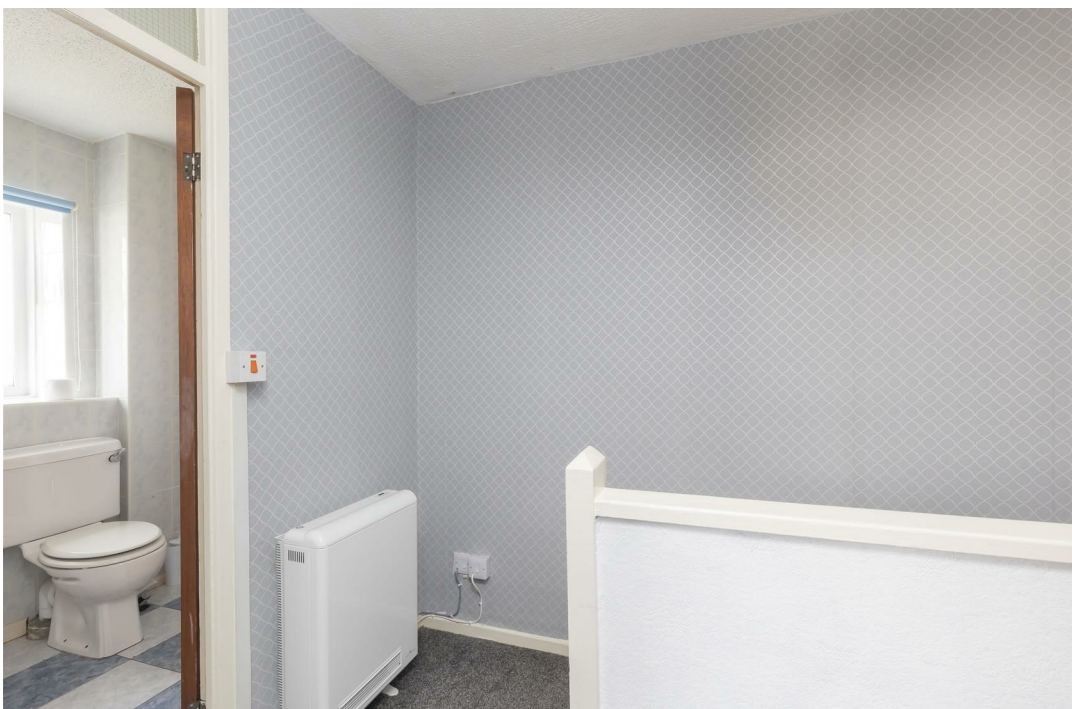
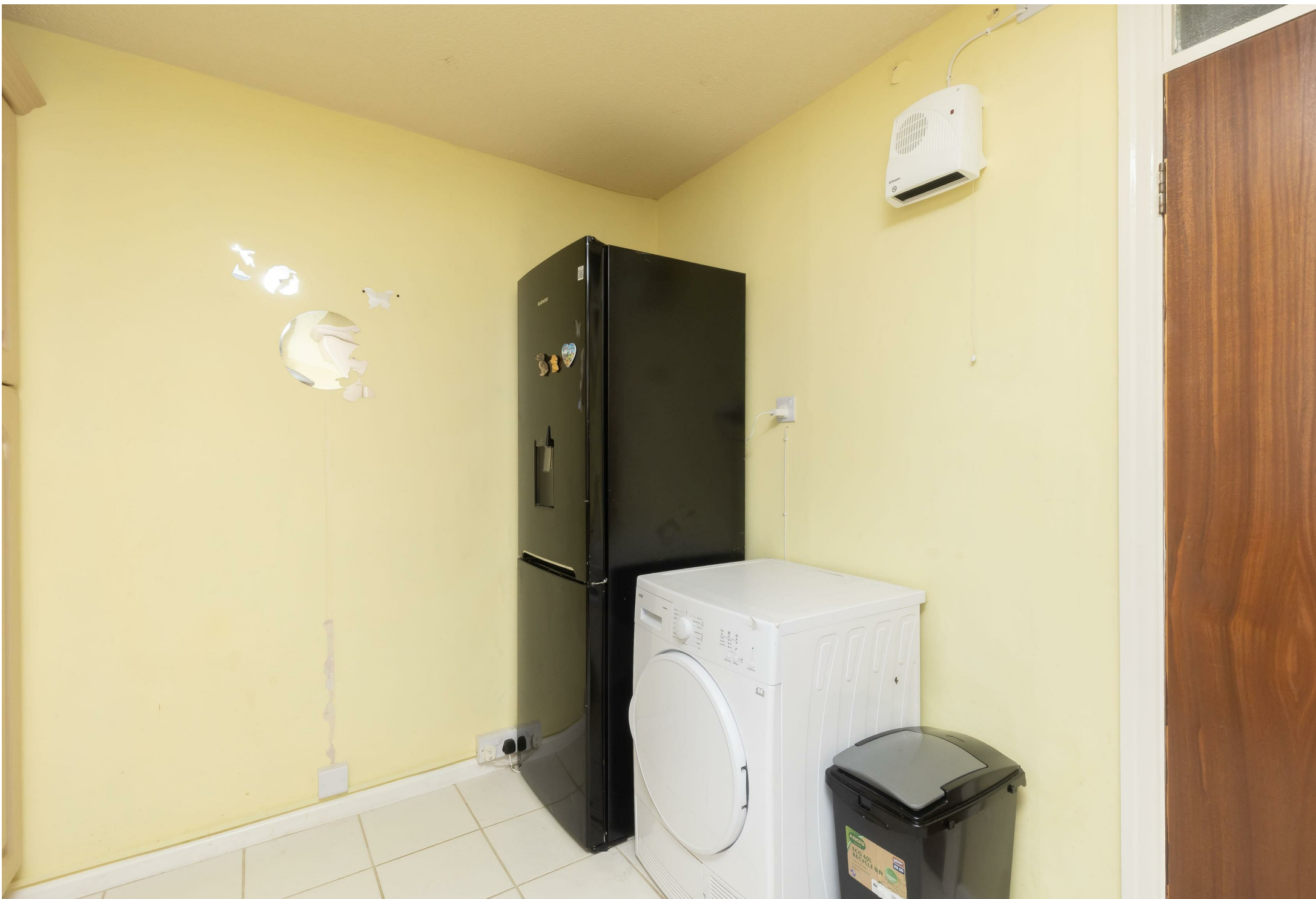
Upon entering the property, you are welcomed into the reception hall where the staircase is located and access is provided to the main ground floor accommodation. The spacious dual aspect lounge offers a bright and airy living environment with integrated storage located beneath the staircase, whilst also benefiting from direct access overlooking the shared garden space. The good-sized kitchen is fitted with a range of integrated appliances and provides ample worktop and storage space, with pleasant views out towards the communal gardens.

Moving up to the first floor, the property offers two well-proportioned bedrooms. The generous master bedroom benefits from integrated storage alongside large built-in wardrobes, creating excellent practicality and storage solutions. The second bedroom would make an ideal guest room, home office or dressing room depending on requirements. Completing the first floor is the family bathroom, fitted with an overhead shower.

Externally, the property benefits from multiple parking bays to the front leading up to the entrance, providing convenient off-road parking for residents and visitors. To the rear and side of the property is a shared garden space, offering a pleasant outdoor area to relax and enjoy during the warmer months. Combining spacious accommodation, excellent commuter links and a convenient location close to local amenities, this duplex home presents a fantastic opportunity for couples looking to step onto the property ladder or downsize alike.







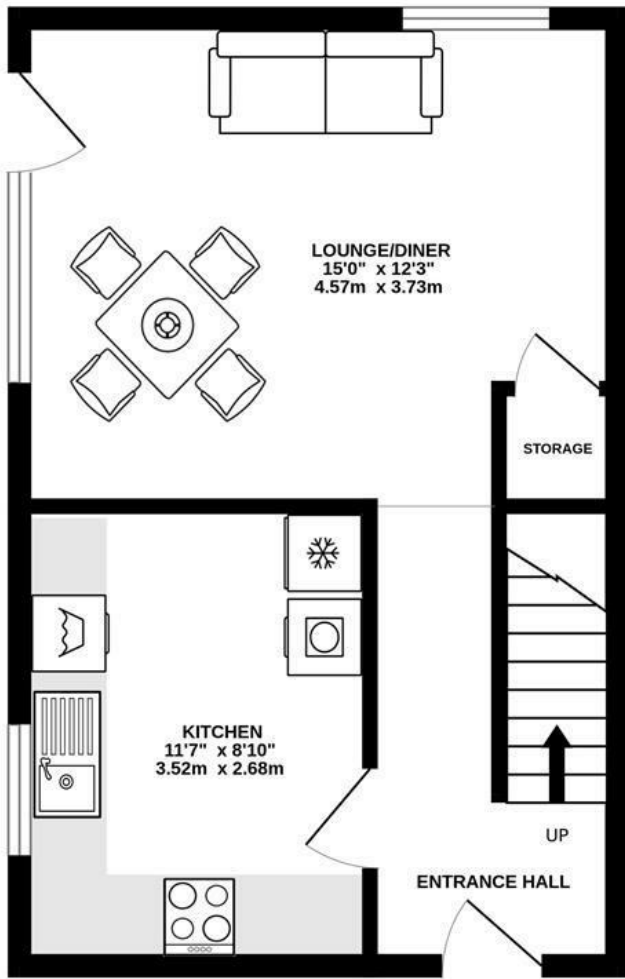




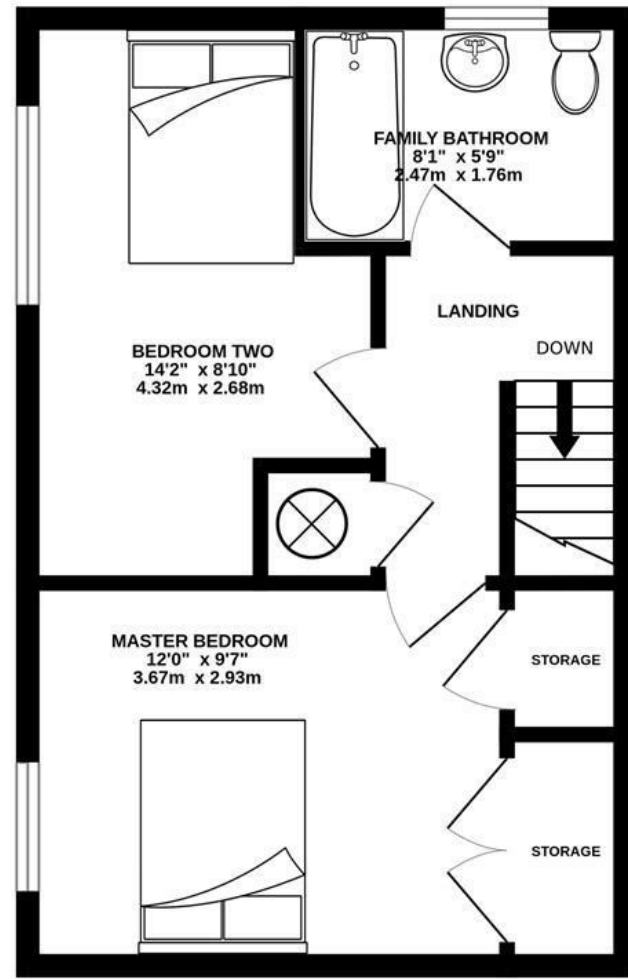


# BEN ROSE

GROUND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



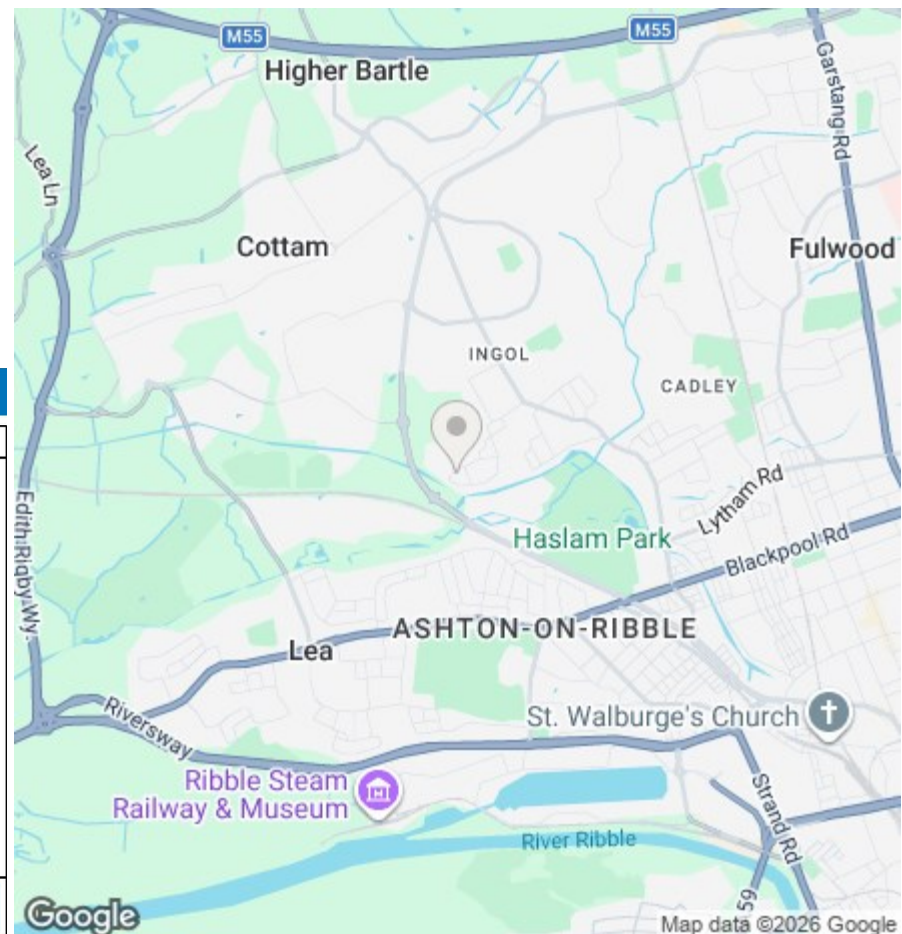
1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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>		
(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	