BEN ROSE



Creswell Avenue, Ingol, Preston

Offers Over £129,950

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom end-terrace property, offered to the market with no onward chain, making it an appealing opportunity for families, first-time buyers or those looking to put their own stamp on a home. Situated within the popular residential area of Ingol, Preston, the property offers generous accommodation throughout, alongside a good-sized rear outdoor space with plenty of potential. The location is well suited to families, with a range of nearby schools, shops, supermarkets and everyday amenities within easy reach, whilst Preston city centre offers a wider selection of retail, dining and leisure facilities. For those who enjoy outdoor pursuits, Haslam Park and nearby green spaces provide excellent opportunities for walking and recreation. Commuters are well catered for, with regular bus services connecting to Preston centre and surrounding areas, whilst Preston railway station provides direct services to destinations including Manchester, Liverpool, Blackpool and London. The nearby M6, M55 and M61 motorway networks also offer convenient road links throughout the North West.

Entering the property, the entrance hall provides access to the principal ground floor rooms, along with a convenient WC, useful understairs storage and stairs leading to the first floor. The spacious lounge is a welcoming reception room, filled with natural light and featuring a fireplace that provides an attractive focal point. The room opens through to the rear dining area, creating a lovely flow between the living spaces, with double doors leading directly out to the rear garden and allowing for an abundance of natural light. Completing the ground floor is the kitchen, which offers a good amount of space and all the essential fittings, whilst presenting an excellent opportunity for the new owner to personalise and create a space suited to their own tastes and requirements.

Heading upstairs, the landing provides access to three bedrooms, the family bathroom and additional storage. There are two comfortable double bedrooms, with the master bedroom benefiting from built-in wardrobes, offering practical storage without compromising on floor space. The third bedroom would make an ideal children's room, nursery or home office, and also benefits from its own built-in storage. Completing the first floor is the family bathroom, fitted with a three-piece suite providing all the necessary facilities for everyday family living.

Externally, the property features a front garden with a low bordering wall, a lawned area and paved walkways extending around the side of the home. To the rear is a generously sized yard, featuring a combination of paved and pebbled areas alongside raised flower beds, creating a versatile outdoor space with plenty of scope for further landscaping. There is ample room for garden furniture, making it ideal for enjoying the warmer months, whilst a handy shed provides additional storage. Overall, this is a spacious and well-positioned family home offering three bedrooms, generous living accommodation, a good-sized outdoor space and the added benefit of being chain free, making it an excellent opportunity for a variety of buyers. Early viewing is highly recommended to appreciate the space and potential on offer.


SAMSUNG













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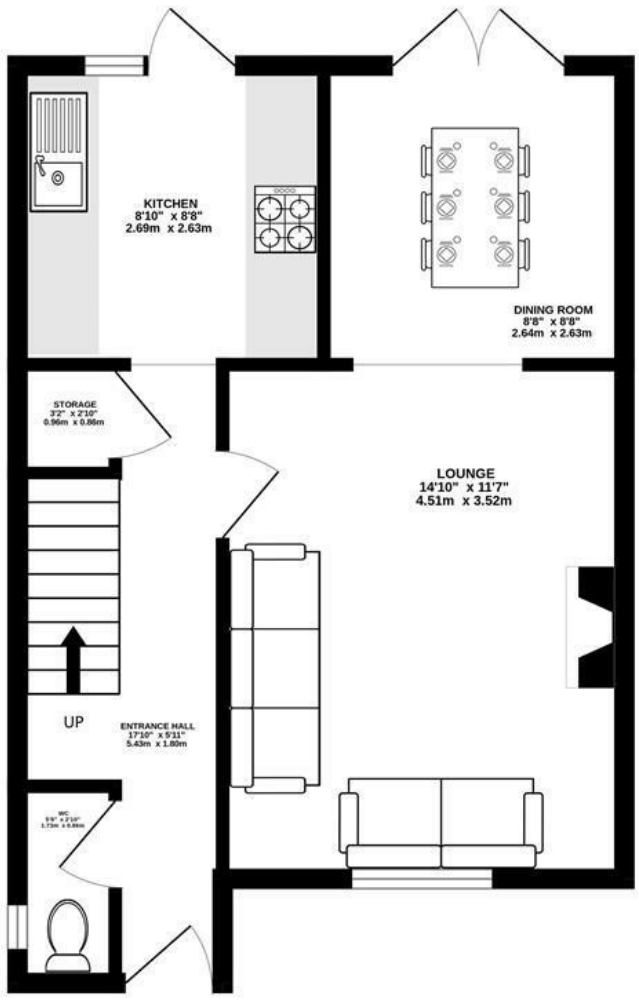
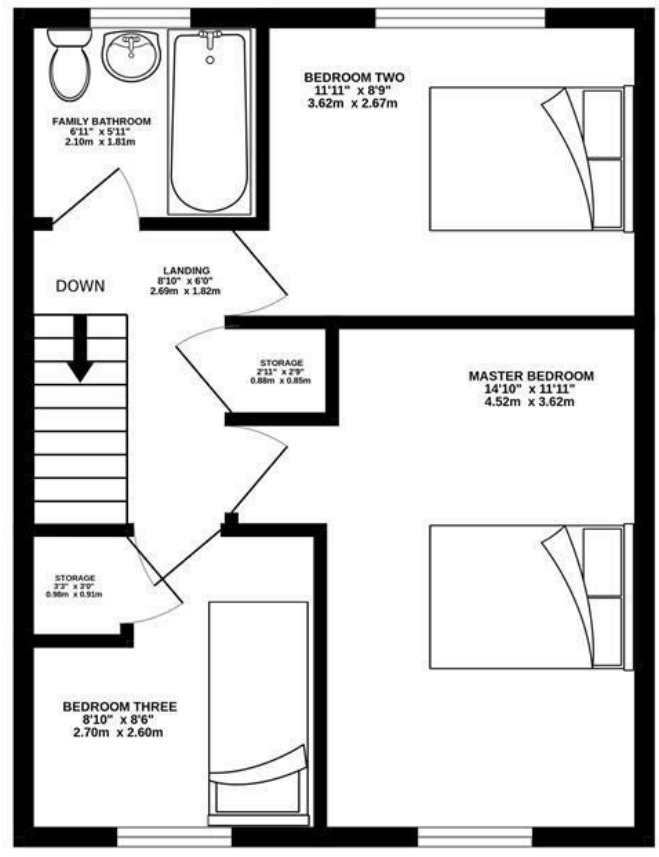
BEN ROSE

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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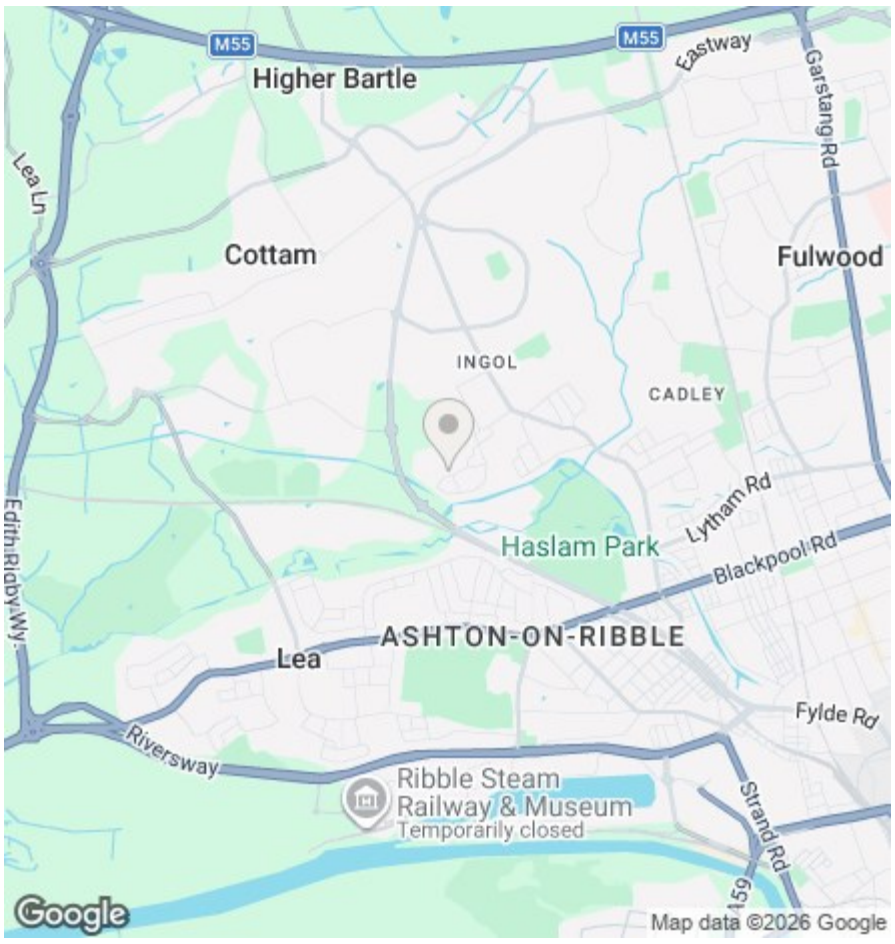
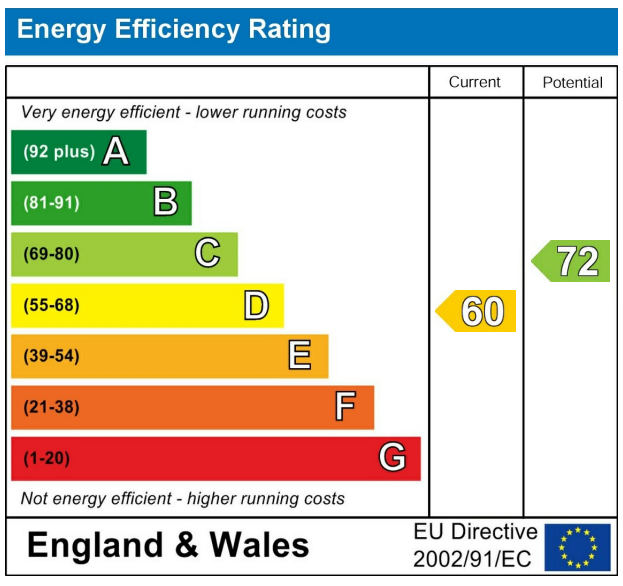
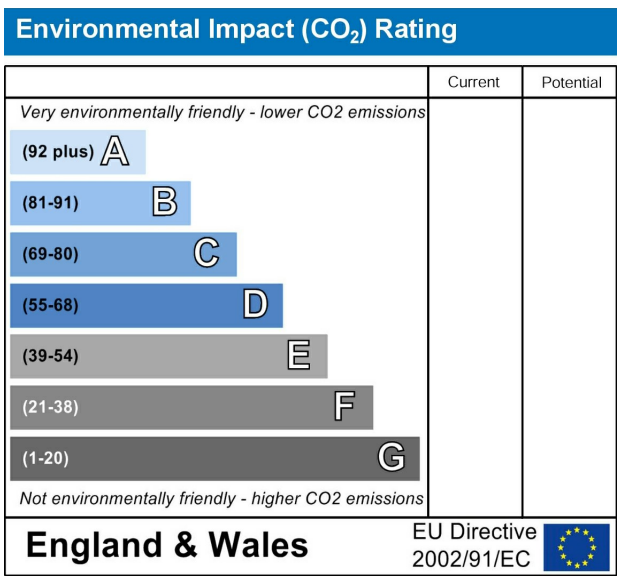
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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