



West Lodge Road, Whittingham, Preston

£180,000

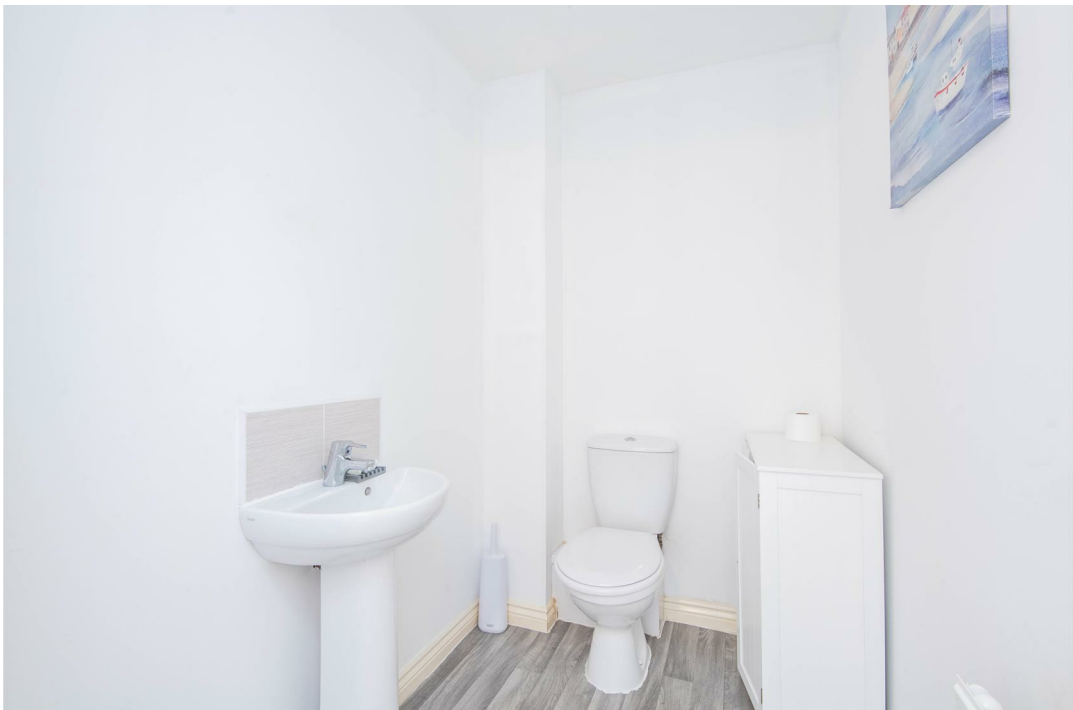
Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom semi-detached home, situated on a peaceful, family friendly cul-de-sac in the sought-after village of Whittingham, Preston. Ideal for couples or first-time buyers, this lovely home offers comfortable living space throughout with a practical layout and modern finishes. Whittingham provides a quiet semi-rural setting whilst still benefiting from excellent nearby amenities including supermarkets, cafés, local schools and leisure facilities. Preston city centre is only a short drive away, offering a wider range of shopping, dining and entertainment options. Excellent travel links are also nearby, with easy access to the M6 and M55 motorways, regular bus routes and Preston train station providing direct rail connections across the North West and beyond.

Upon entering the home, you are welcomed into the entrance hall which provides access to the main ground floor accommodation and stairs to the first floor. The kitchen is well equipped with modern fitted cabinets along with several integrated appliances, creating a stylish yet practical cooking space. Moving through, the spacious lounge offers plenty of room for both comfortable seating and a dining table, making it ideal for relaxing or entertaining guests. The ground floor also benefits from a useful WC and additional storage space.

To the first floor, the landing gives access to two generously sized double bedrooms. The master bedroom is particularly bright and airy thanks to its dual windows allowing plenty of natural light to flow through the room. Completing the first floor is the three-piece family bathroom, fitted with a clean and modern suite.

Externally, the property benefits from a double driveway to the front, providing off-road parking for two vehicles. To the rear is a private fenced garden mainly laid to lawn, offering an ideal outdoor space to enjoy during the warmer months with ample room for garden furniture and outdoor seating. This charming home combines a peaceful location with convenient access to nearby amenities and transport links, making it an excellent opportunity for couples seeking a comfortable and well-located property.



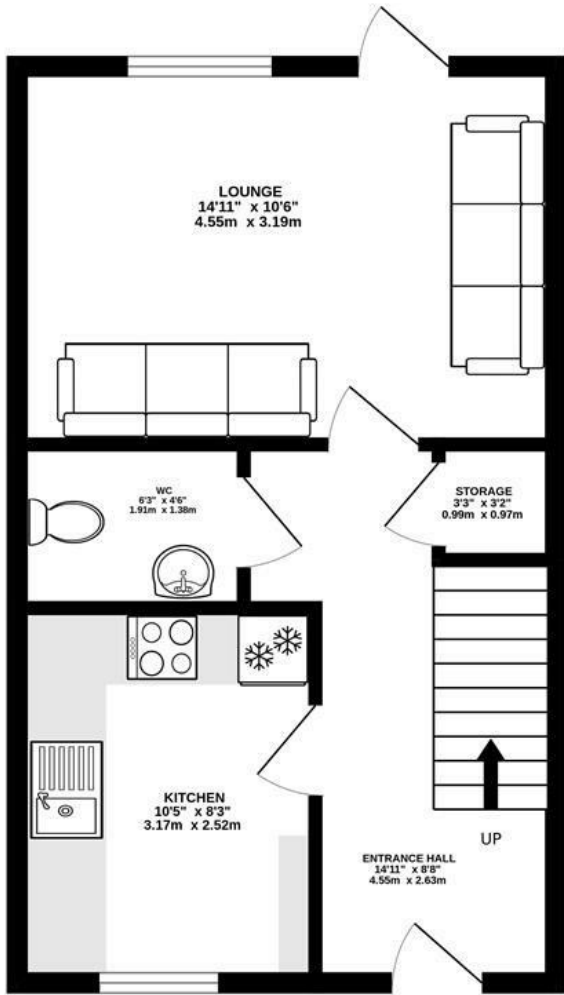




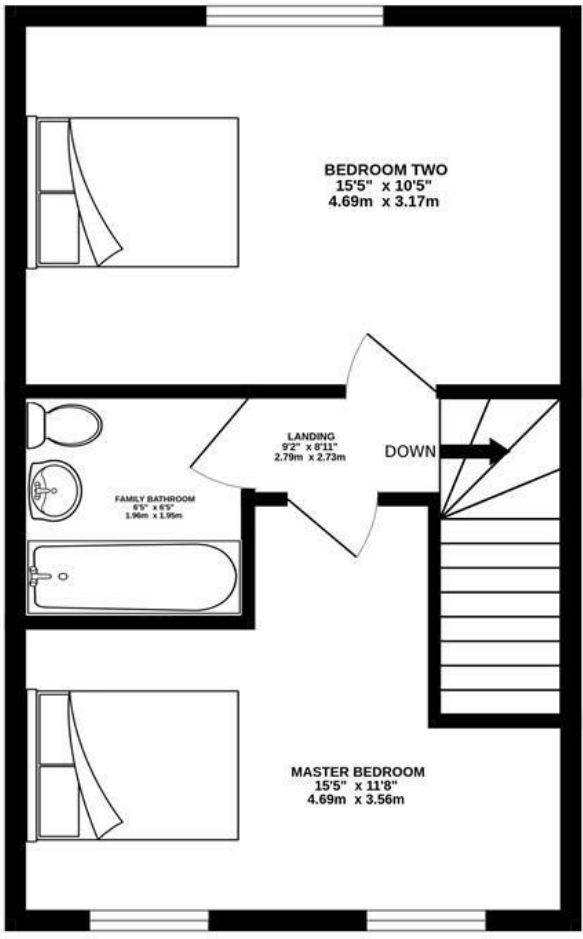


BEN ROSE

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.0 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) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
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