



## Nabs Head Lane, Samlesbury, Preston

Guide Price £175,000

Ben Rose Estate Agents are pleased to present this well-maintained, NO CHAIN three-bedroom mid-terrace home, situated in the highly desirable and picturesque village of Samlesbury. Perfectly suited for families, the property offers deceptively spacious and versatile living throughout, with generous proportions and a layout that comfortably accommodates modern family life. Its rural setting provides a peaceful atmosphere while still offering exceptional convenience, with both Preston and Blackburn just a short drive away. The area is well-served by excellent local schools, a range of amenities, and boasts fantastic commuter links via the nearby M6 and M61 motorways. The home has also undergone several key updates, including repointing, a new roof, resurfaced driveway, new external doors, and the installation of a new boiler in 2021, offering peace of mind for prospective buyers. Early viewing is highly recommended to avoid disappointment.

Upon entering, you're greeted by a spacious hallway that gives immediate access to both the lounge and the kitchen. The lounge is generous in size, benefiting from dual-aspect light through windows to the front and rear, and features a central electric fireplace. There's ample space to accommodate a large sofa set and additional furnishings. Leading off from the lounge is a bright and versatile conservatory, which serves well as an additional sitting area or dining room, offering pleasant views over and direct access to the rear garden.

The kitchen, accessed from the hallway, is equally generous, fitted with a good range of wall and base units and providing space for both integrated and freestanding appliances. There is room for a breakfast bar if desired, making it a great family space. Beyond the kitchen lies a rear extension which currently houses a downstairs WC. This space is a blank canvas and could be reconfigured into a downstairs wet room or adapted to suit a variety of needs. From here, there is direct access to both the rear garden and the ginnel, offering additional convenience.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The master bedroom and second bedroom are spacious doubles, while the third is a comfortable single. A handy storage cupboard is located off the landing and the family bathroom is a good size and features a three-piece suite with an over-the-bath shower.

Externally, the property boasts a resurfaced driveway to the front, providing off-road parking for three to four vehicles. To the rear, the low-maintenance garden is laid with artificial turf and patio, making it ideal for outdoor entertaining or relaxing. It is tastefully finished with a selection of plants and shrubbery, adding colour and charm to the space.

This well-cared-for property blends space, versatility, and modern comfort in a superb semi-rural location and is ready to welcome its next owners.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

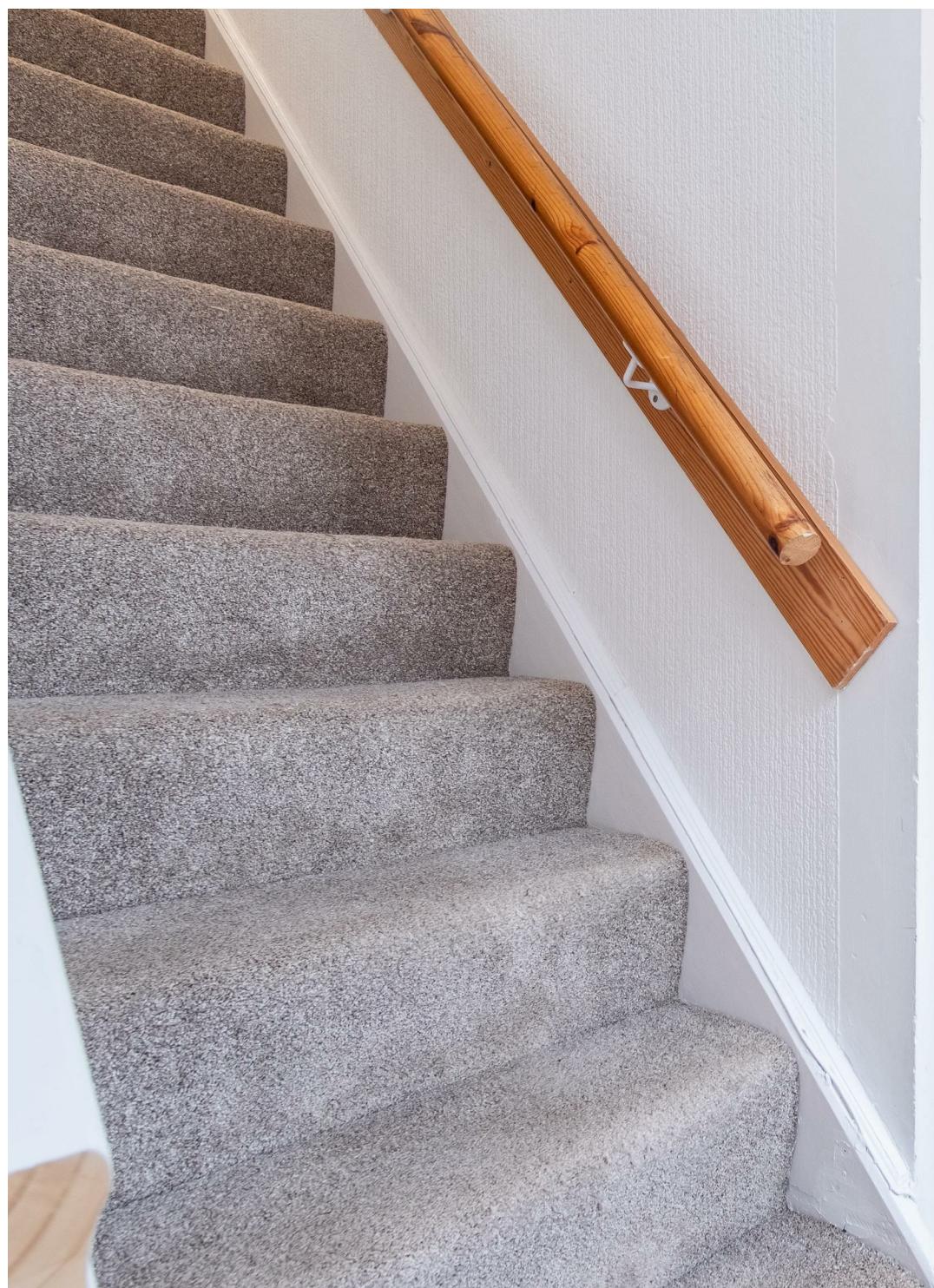
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

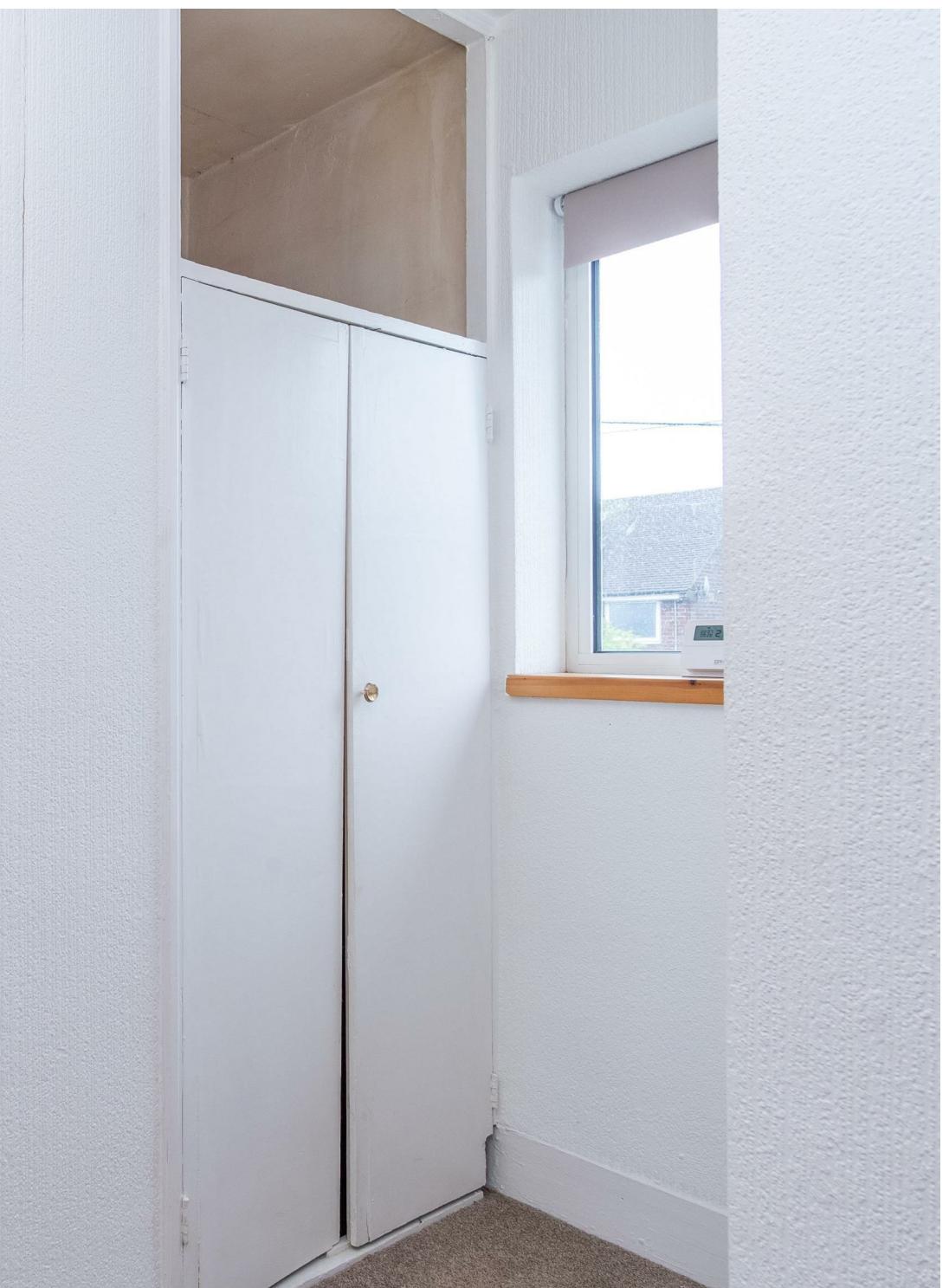
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.







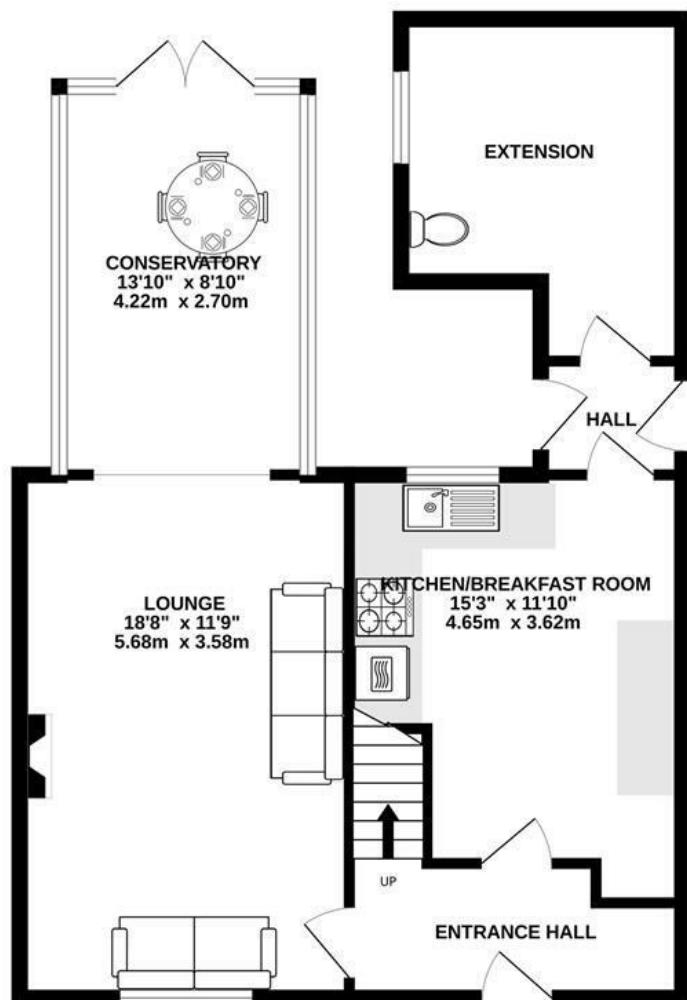




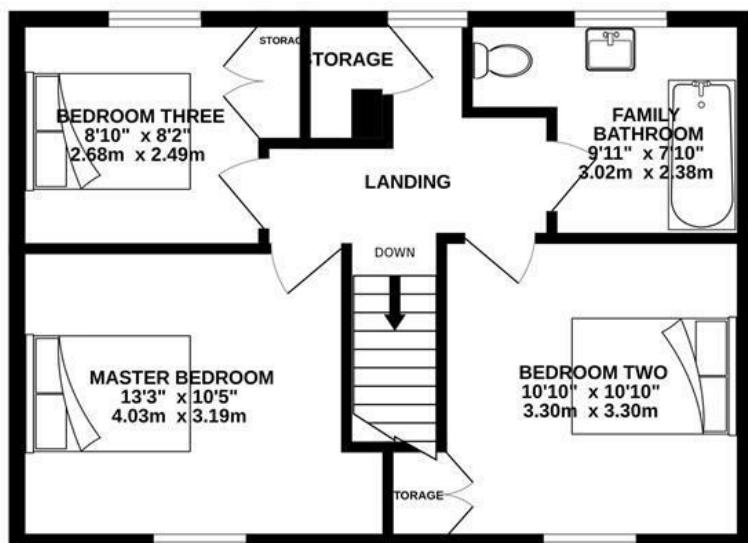


# BEN ROSE

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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	
(81-91)	B	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

