BEN ROSE



Golf View, Ingol, Preston

Offers Over £59,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented one-bedroom second-floor apartment, ideally suited to couples or those seeking a well-maintained home in a convenient residential setting. Situated in the popular area of Ingol, Lancashire, the property offers comfortable accommodation with well-proportioned rooms, modern touches and access to an impressive communal garden. The location is particularly appealing for those looking to balance a peaceful residential environment with excellent everyday convenience, with a range of local shops, supermarkets, schools, leisure facilities and amenities available within the surrounding area. Excellent transport links provide straightforward access into Preston city centre and the surrounding towns, whilst the nearby A6 and M6 motorway network make journeys further afield convenient. Preston railway station is also within easy reach, providing regular services to a range of destinations including Manchester, Liverpool and beyond.

Upon entering the property, the welcoming entrance hall provides access to all of the accommodation. Immediately to the left is the generously sized master bedroom, which benefits from a large window allowing plenty of natural light into the room. Directly ahead, an opening leads through to the cloakroom, which features a useful storage cupboard and provides access through to the three-piece family bathroom, fitted with an overhead shower. Further along the hallway is the modern fitted galley kitchen with tiled flooring and features a range of integrated appliances. A large aperture looks through to the lounge/diner and helps the kitchen feel more sociable and connected to the main living space. The generously sized lounge/diner benefits from a large window which provides plenty of natural light and creates a comfortable setting for both relaxing and dining.

The thoughtful layout provides a good balance between the private bedroom space and the larger communal living areas. The generous proportions throughout also provide flexibility for furnishings and create a welcoming living environment.

Externally, the property benefits from a private parking space to the front, whilst plenty of additional residential parking is also available for visitors. A real highlight of the property is the large, enclosed communal lawned garden positioned to the left-hand side of the building. The garden is bordered by a number of large, mature trees around its perimeter, creating a pleasant and established outdoor setting that provides residents with an attractive communal space to enjoy.

This beautifully presented apartment offers well-proportioned accommodation, private parking and superb communal gardens, all within a convenient location, making it an excellent opportunity for couples looking for a comfortable home with excellent access to Preston and the wider Lancashire area.






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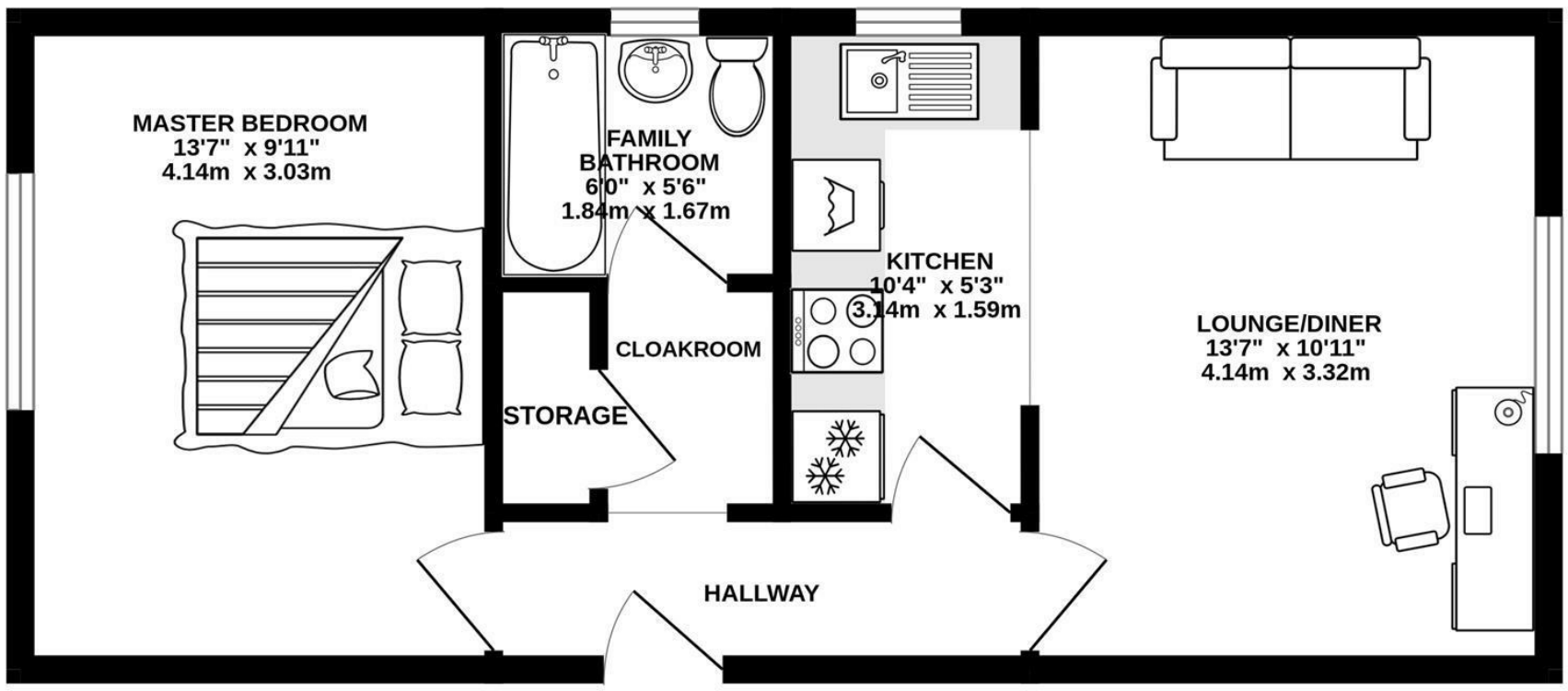





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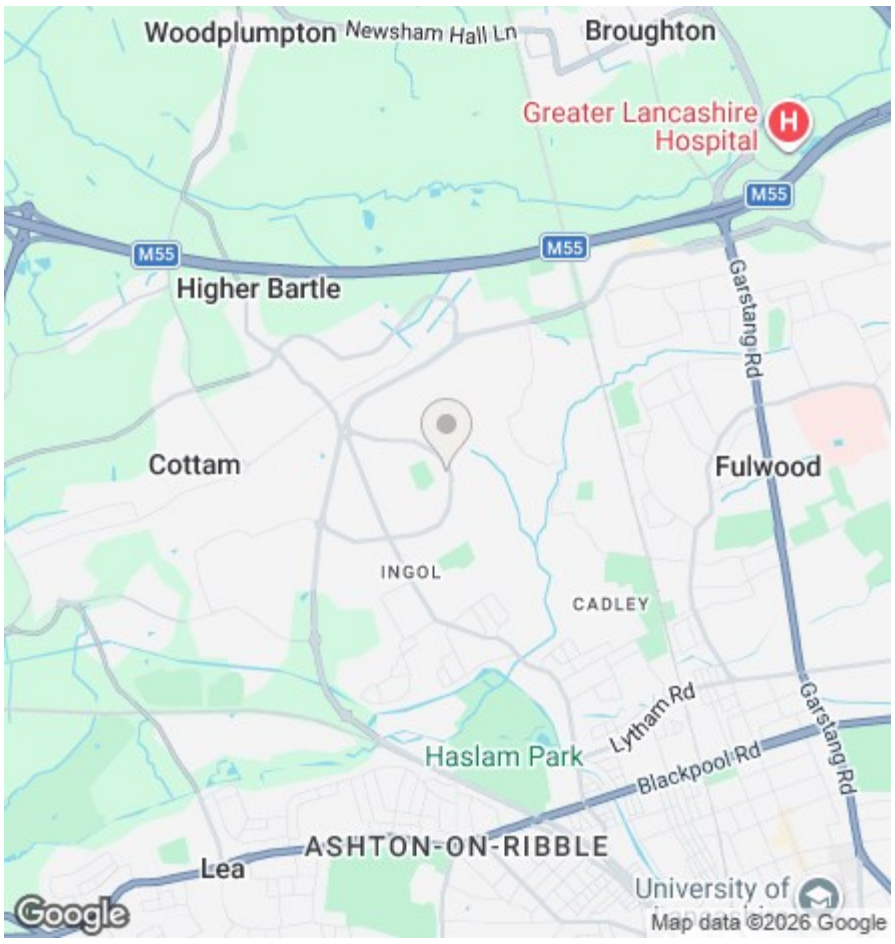
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

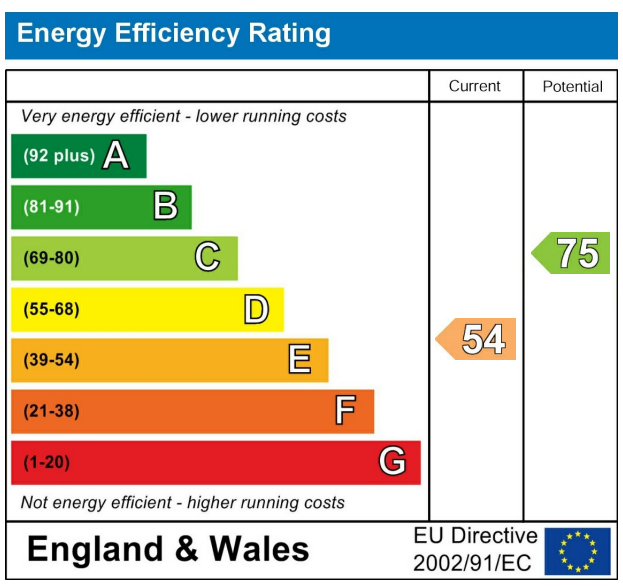


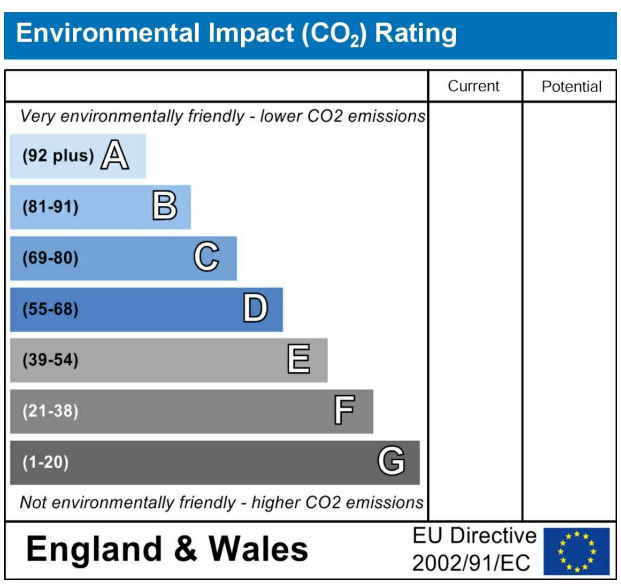
TOTAL FLOOR AREA : 436 sq.ft. (40.5 sq.m.) approx.

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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