



## Esplanade, Preston

**Offers Over £249,950**

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached home, ideally located in the highly sought-after area of Preston, Lancashire. This charming property offers the perfect balance of style, comfort, and practicality, making it an excellent choice for families. Positioned on an enviable corner plot, the home enjoys picturesque open views over Frenchwood Recreation Ground, creating a peaceful and attractive setting.

The property is just a short drive from Preston city centre and benefits from close proximity to a wide range of local amenities, shops, cafés, bars, and restaurants, as well as excellent local schools. Convenient transport links include regular rail services from Preston to major North West destinations, along with easy access to the M6 and M65 motorways, making it ideal for commuters.

Stepping into the property through the entrance porch, you are welcomed into the main hallway, where a staircase leads to the upper level. To the right, you will find the spacious lounge, which features a central fireplace and a beautiful bay window overlooking the front aspect. The lounge flows seamlessly into the dining room, which offers ample space for a large family dining table and provides access back through to the hallway.

Completing the ground floor is the contemporary fitted kitchen/breakfast room, which offers ample storage and a range of integrated appliances, including a fridge, freezer, NEFF hide-and-slide oven, hob, and a one-year-old Bosch washing machine. There is also a breakfast bar for casual dining, along with sliding patio doors leading out to the rear garden.

To the first floor, you will find three well-proportioned bedrooms, with both the master bedroom and bedroom two being doubles and benefiting from fitted wardrobes. A modern two-piece shower room, along with a separate W.C., completes this level.

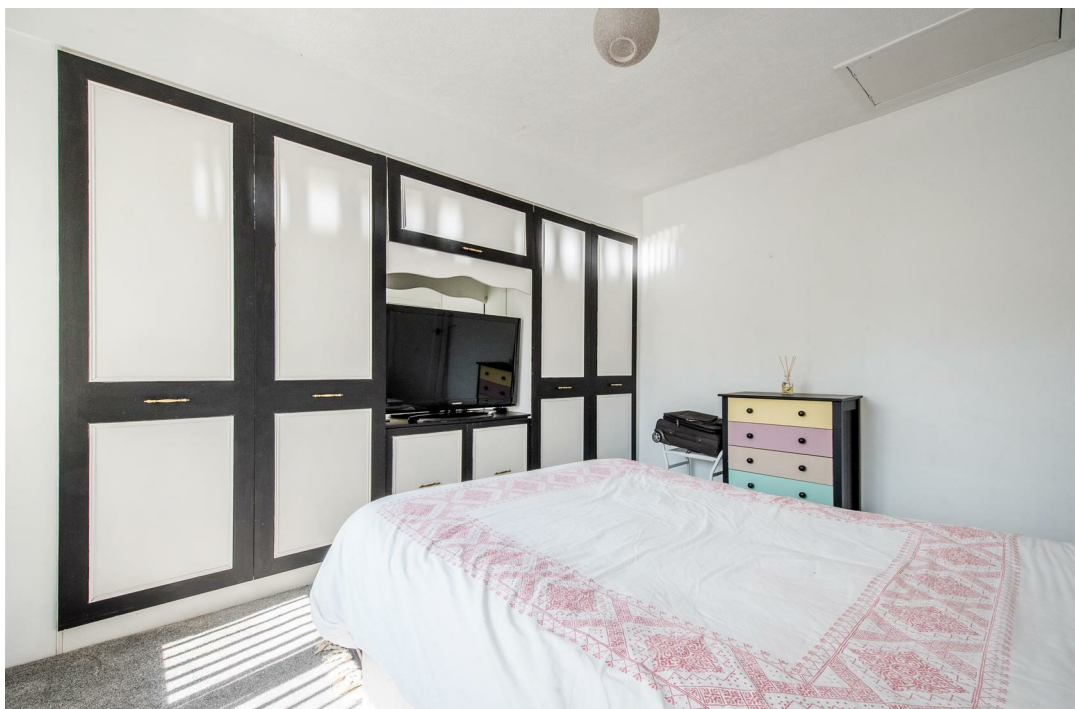
The home also benefits from a cellar, accessed via stairs from the kitchen. The cellar is equipped with electrics and offers excellent potential for conversion into additional living space (subject to the relevant permissions).

Externally, to the front of the property are two well-maintained garden areas, along with a private driveway providing off-road parking for multiple vehicles. To the rear is a good-sized courtyard garden, offering a low-maintenance and private outdoor space ideal for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.







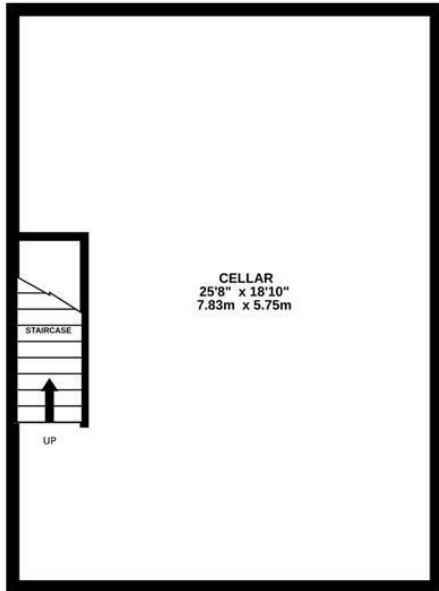




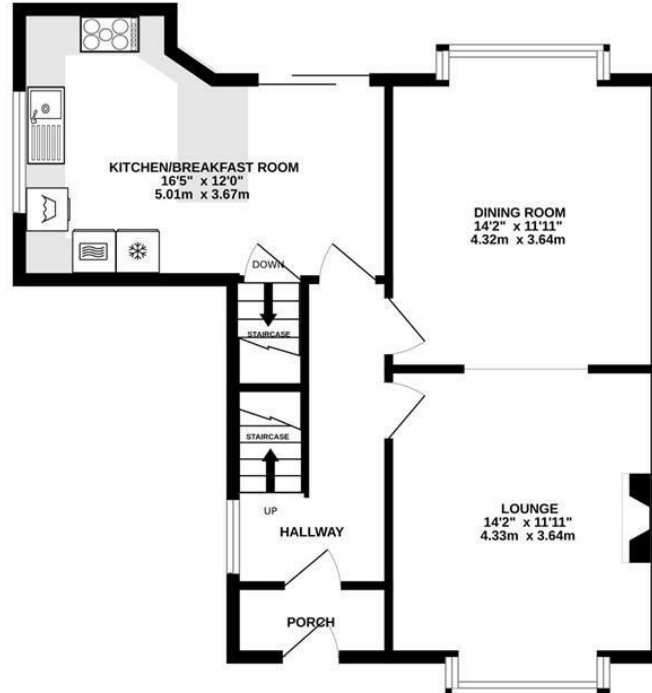


# BEN ROSE

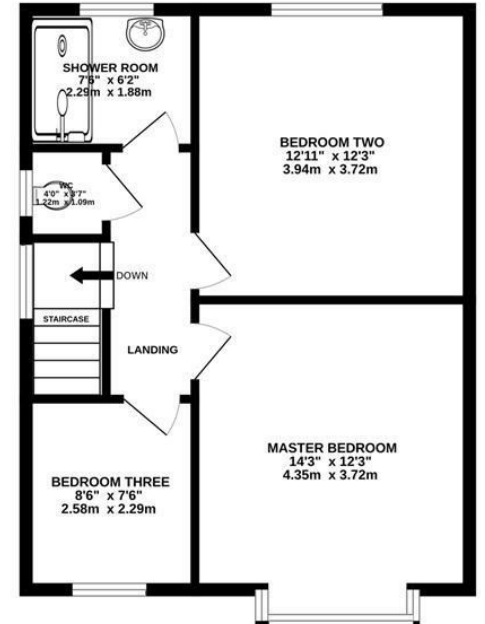
**BASEMENT**  
485 sq.ft. (45.0 sq.m.) approx.



**GROUND FLOOR**  
605 sq.ft. (56.2 sq.m.) approx.



**1ST FLOOR**  
519 sq.ft. (48.2 sq.m.) approx.

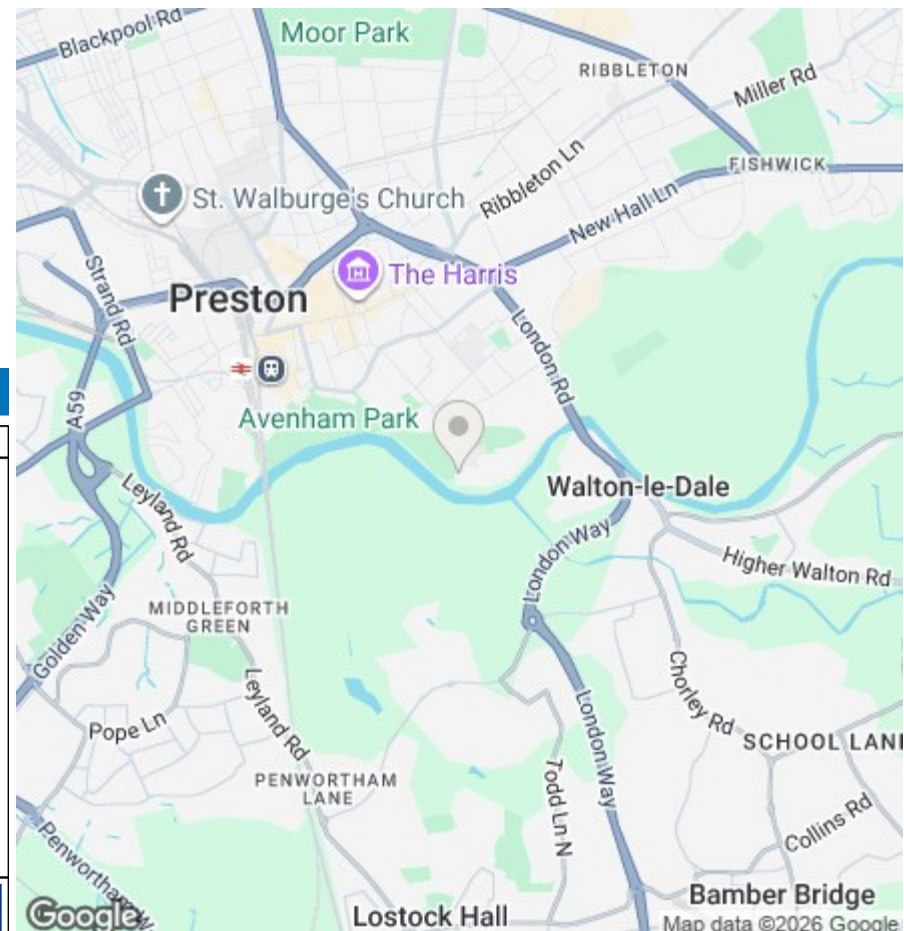


**TOTAL FLOOR AREA : 1609 sq.ft. (149.4 sq.m.) approx.**

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.



## 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>		
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