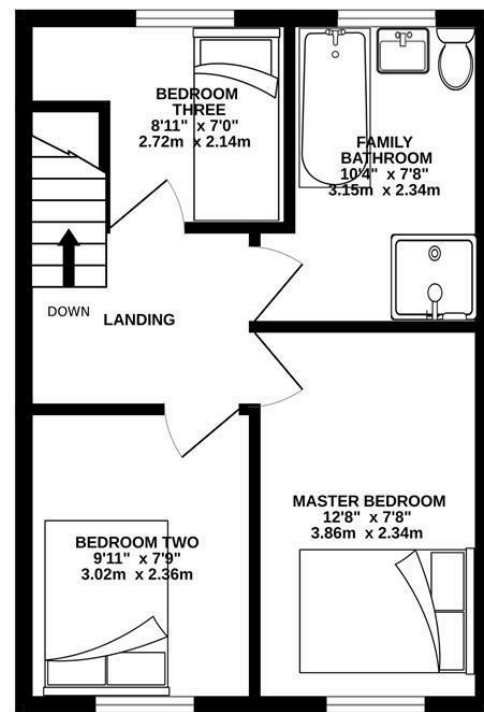




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|-------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | <p>66</p>                          | <p>86</p>                                                                           |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  | Current | Potential                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-------------------------------------------------------------------------------------|
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92+plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  |         |                                                                                     |
| <p><b>England &amp; Wales</b></p> <p>EU Directive<br/>2002/91/EC</p>                                                                                                                                                                                                                                                               |  |         |  |



### Offers Over £129,950

Upon entering, you're welcomed into a porch that opens directly into the spacious lounge, which features a large front-facing window that fills the room with natural light, along with a central fireplace that adds a cosy focal point. From the lounge, there is access to the kitchen, which offers a generous range of both wall and base units, as well as space for a small dining table or breakfast bar. The kitchen includes a mix of integrated and freestanding appliances and leads out to the rear yard. An open staircase to the first floor is also conveniently located within the kitchen.

The property also benefits from having new double glazed windows and a new combination boiler.

T 01772 237327 | W [WWW.BEN-ROSE.CO.UK](http://WWW.BEN-ROSE.CO.UK) | E [BAMBERBRIDGE@BEN-ROSE.CO.UK](mailto:BAMBERBRIDGE@BEN-ROSE.CO.UK) | 201 STATION ROAD PR5 6LB

