



Wolseley Place, Preston

Offers Over £125,000

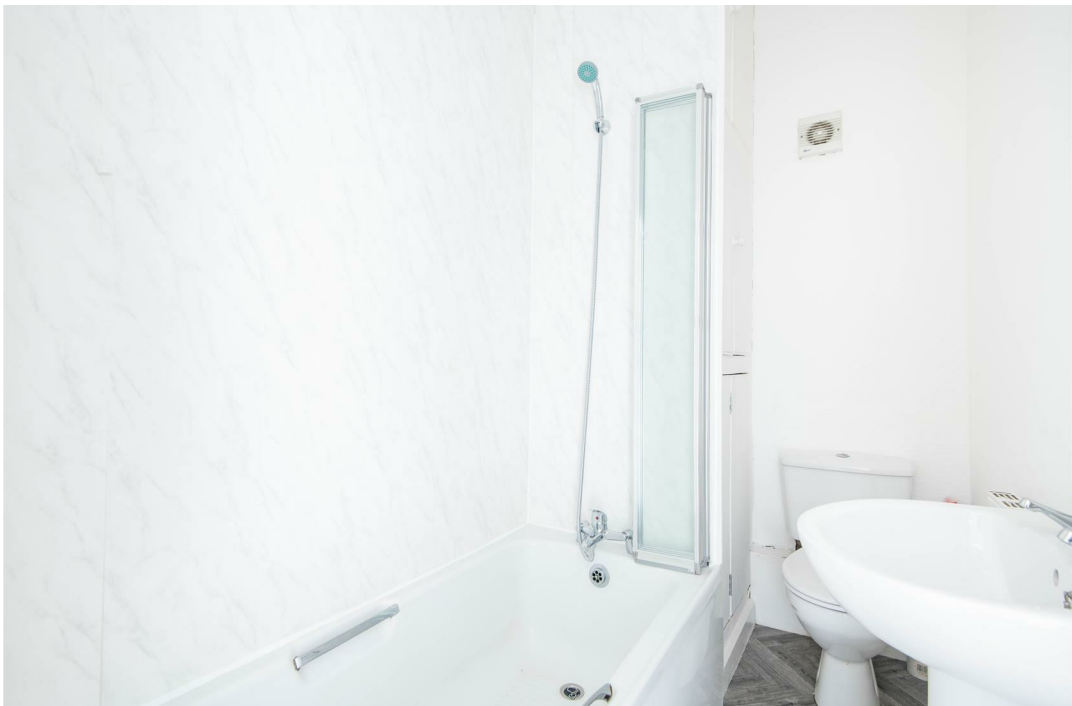
Ben Rose Estate Agents are pleased to present to market this beautifully renovated two-bedroom mid-terrace property, offered to the market with no chain and ready for immediate occupancy. Ideal for first-time buyers, this charming home combines modern finishes with practical living spaces, creating a fantastic opportunity to step onto the property ladder. Situated within walking distance of Preston town centre, residents can enjoy easy access to a wide range of shops, restaurants, cafés, leisure facilities and local services. Excellent transport links are also close by, including Preston Railway Station with direct services to Manchester, Liverpool, London and Glasgow, alongside convenient access to the M6, M55 and M61 motorways. The property's central location makes it particularly appealing for commuters and those seeking all the conveniences of town-centre living right on their doorstep.

Entering the home through the vestibule, you are welcomed into a generously sized lounge that provides a bright and comfortable space to relax and entertain. The home's recent renovation is immediately evident, with fresh modern décor and a stylish finish throughout. Moving through, the contemporary kitchen offers ample storage, plentiful worktop space and a range of fitted cabinets, whilst also providing enough room for a dining table, making it a practical and sociable space for everyday living. Stairs from the kitchen lead to the first-floor accommodation.

To the first floor, the landing provides access to two well-proportioned bedrooms. The master bedroom is particularly generous in size, offering ample space for freestanding furniture and creating a comfortable retreat at the end of the day. The second bedroom is versatile and could serve equally well as a guest room, home office or dressing room. Completing the accommodation is the modern three-piece family bathroom, finished to a good standard and serving the home perfectly.

Externally, the property benefits from a private rear yard, offering ample space for outdoor furniture and providing a blank canvas for buyers to personalise and enjoy. Whether used for al fresco dining, entertaining guests or simply relaxing outdoors, the space offers excellent potential. Combining a stylish newly renovated interior, a highly convenient location and the added benefit of no onward chain, this attractive home presents an excellent opportunity for first-time buyers looking for a move-in-ready property in the heart of Preston.

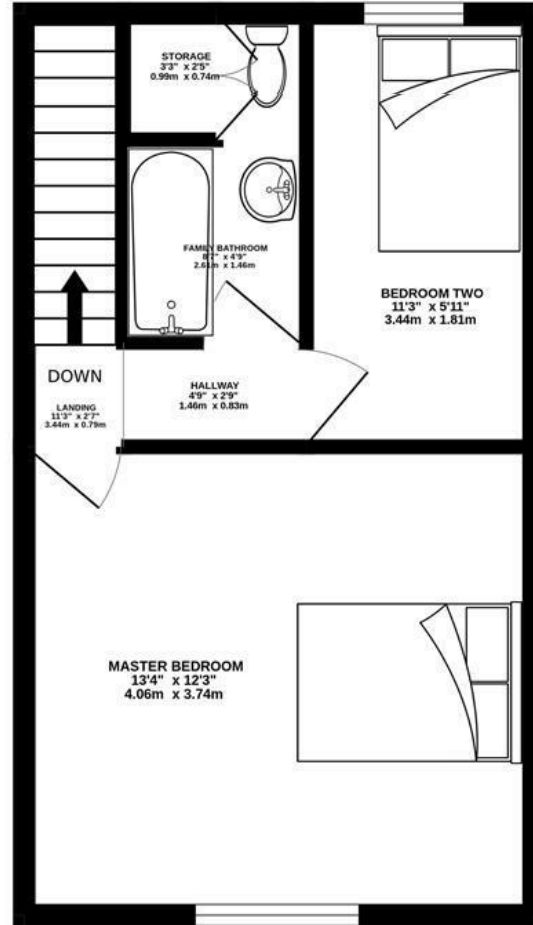
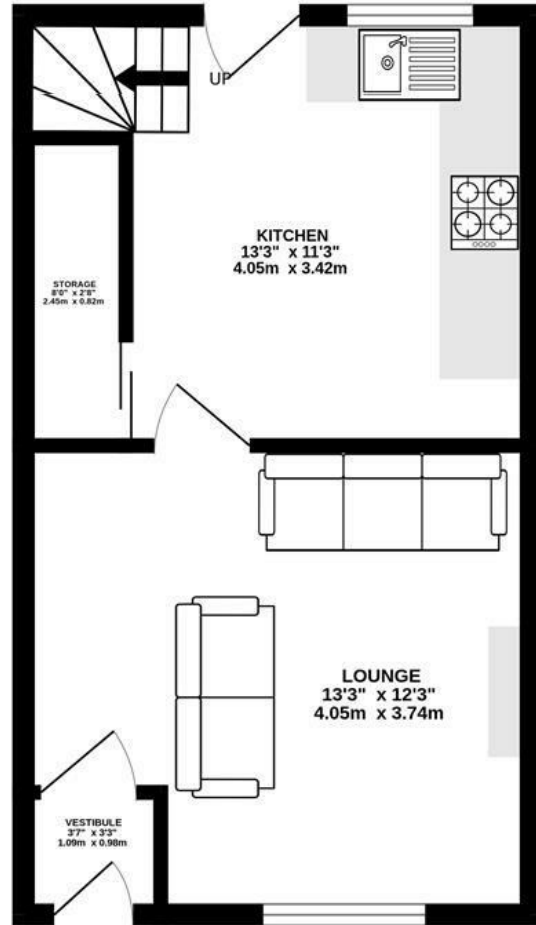






GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.

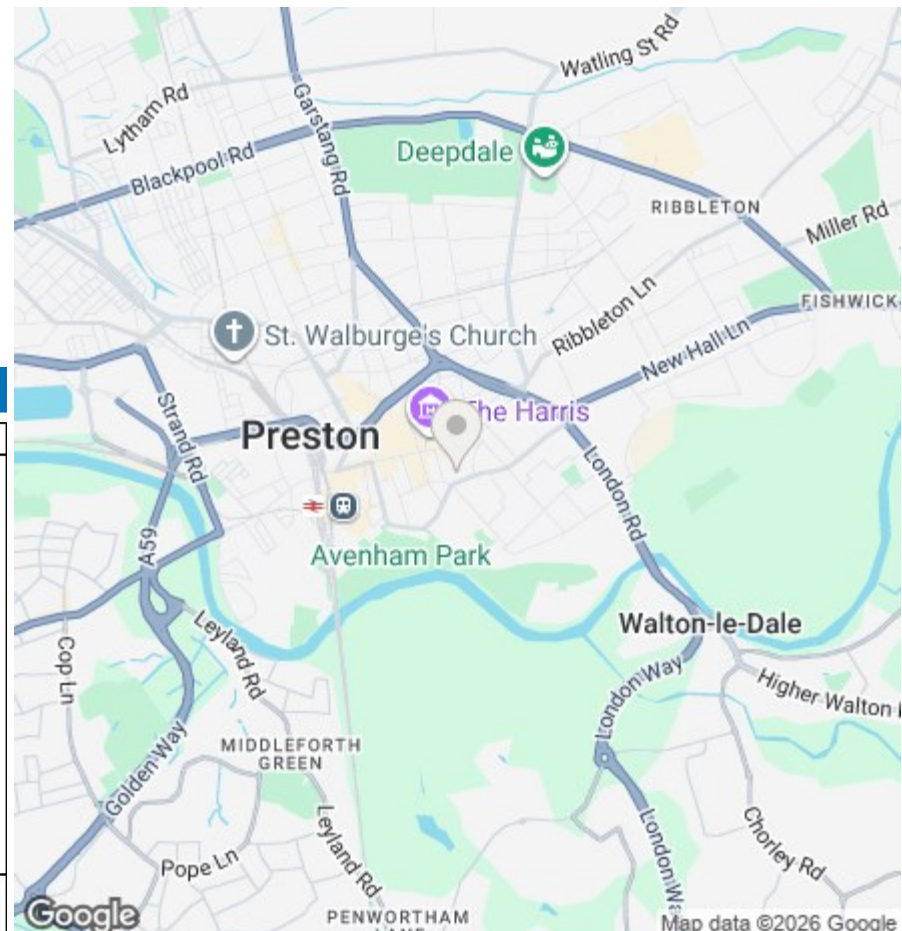


TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.

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			
		70	81
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		