



**Brook Street, Higher Walton, Preston**

**Offers Over £110,000**

Ben Rose Estate Agents are pleased to present to market this charming end-terrace home, ideally suited to couples and first-time buyers seeking a well-located property with character and practicality. Situated in the sought-after village of Higher Walton, the home enjoys a pleasant residential setting with excellent access to local amenities and countryside walks. Nearby bus links provide convenient routes to Preston and Blackburn, while the M65, M61 and M6 motorways are all within easy reach for commuters. The area also benefits from proximity to local shops, services and the popular Houghton Towers attraction.

Stepping inside, you are welcomed into a spacious lounge that forms the heart of the home, featuring a characterful fireplace that creates a warm and inviting atmosphere. This comfortable living space offers plenty of room for relaxation and entertaining. To the rear is a fitted kitchen and dining area, thoughtfully arranged to maximise space and functionality, with direct access to the rear yard making it ideal for everyday living. Completing the ground floor is a modern family shower room positioned at the rear of the property, offering convenience and a practical layout.

The first floor provides two well-proportioned bedrooms. The master bedroom is a generous double, offering ample space for bedroom furniture and storage. The second bedroom is a versatile single room, perfectly suited as a home office, dressing room or guest bedroom, making the property ideal for modern lifestyles and flexible living arrangements.

Externally, the property benefits from street parking to the front. To the rear is a low-maintenance paved yard, providing a private outdoor space ideal for seating or potted plants. Overall, this appealing end-terrace home offers a fantastic opportunity for first-time buyers or couples looking to settle in a popular village location with excellent transport links and everyday amenities close by.

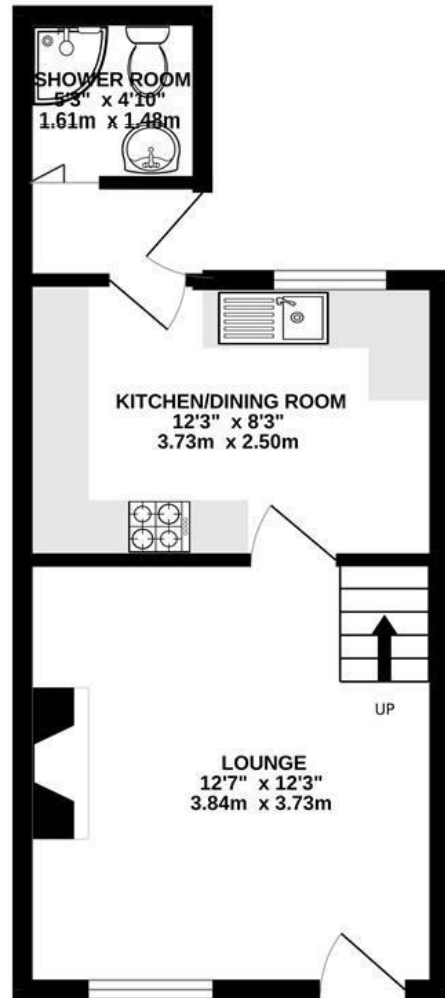




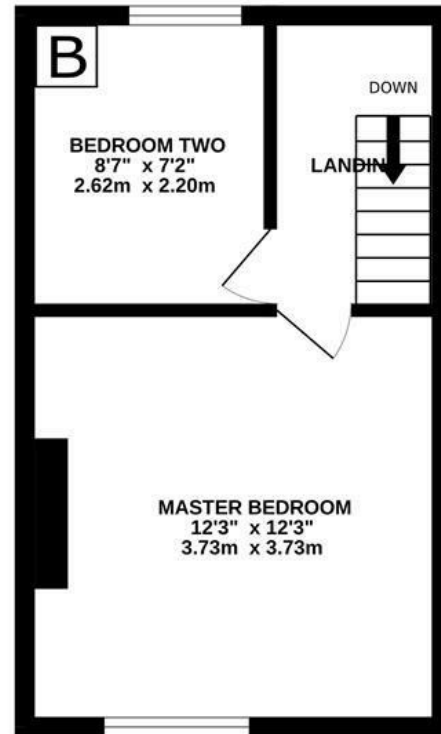


# BEN ROSE

GROUND FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR  
250 sq.ft. (23.3 sq.m.) approx.

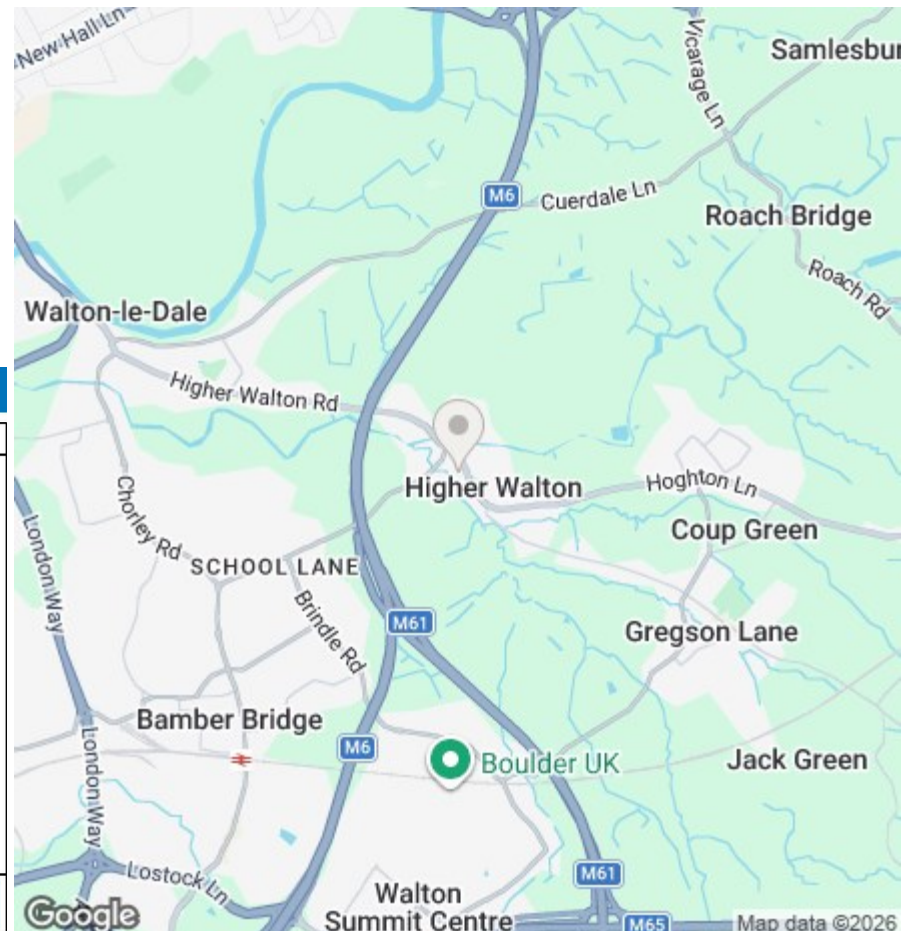


TOTAL FLOOR AREA : 539 sq.ft. (50.0 sq.m.) approx.

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>56</b>	<b>71</b>
<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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	