



Cairnsmore Avenue, Preston

Offers Over £194,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, positioned on an enviable corner plot in a sought-after residential area of Preston.

Perfectly suited to couples or families, the property is within easy reach of a wide range of local amenities, including shops, restaurants, bars, and well-regarded schools. Excellent transport links are also on hand, with rail services available from Preston railway station providing direct connections across the region and beyond. The nearby M6 and M61 motorways further enhance accessibility, making this an ideal location for commuters.

Stepping into the property through the porch, you are welcomed into the entrance hallway, where a staircase leads to the upper level. On the left, you will enter the spacious lounge, which features bespoke fitted bookshelves and a beautiful bay window overlooking the front aspect. Continuing through, you will enter the dining room, which offers ample space for a large family dining table and benefits from double patio doors opening onto the rear garden. The dining room is set within an open-plan layout with the kitchen, separated by a convenient breakfast bar. The modern fitted kitchen includes integrated appliances such as an oven, hob, and fridge. Adjacent to the kitchen is a practical utility room, providing additional space for freestanding appliances, along with a sink and access to a convenient WC.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, the front of the home features a gated private driveway providing off-road parking, along with access to a detached single garage. To the rear is a generously sized garden, featuring a lawn, flagged patio, and a variety of established plants and fruit trees, creating a delightful space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.









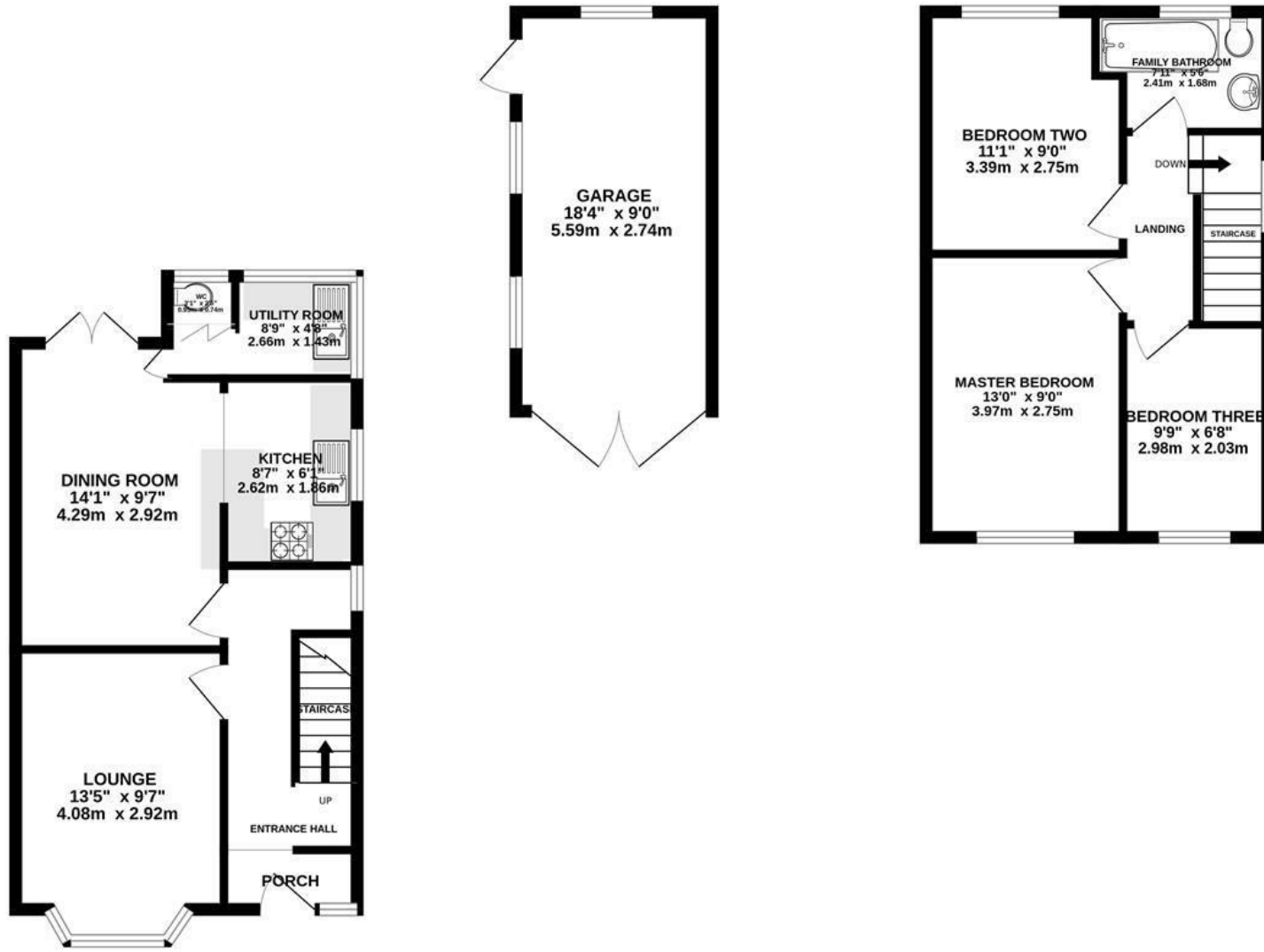




BEN ROSE

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.

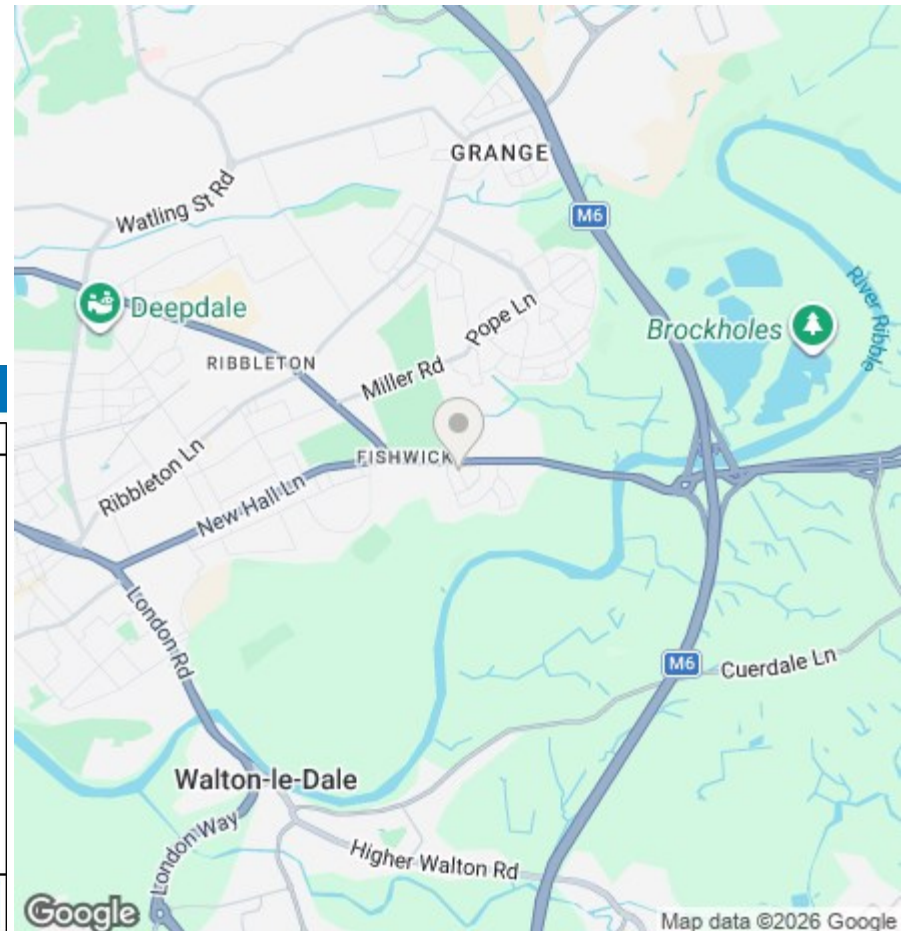


TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

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			76
(81-91) B			
(69-80) C			
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	