



St. Georges Road, Preston

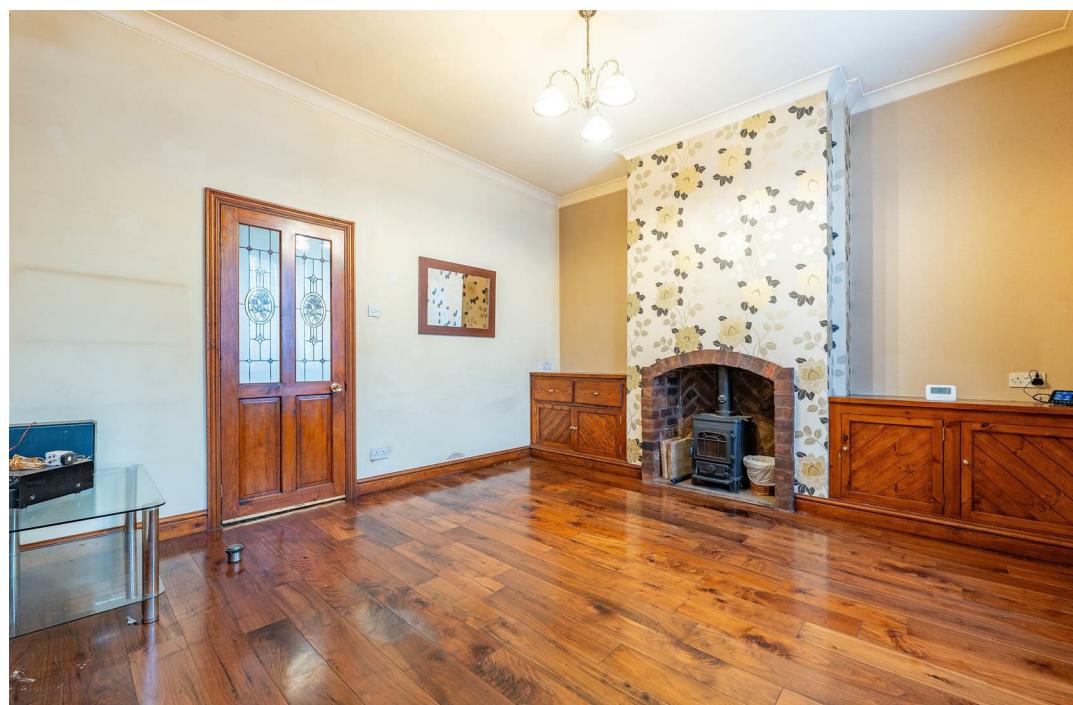
Offers Over £99,950

Ben Rose Estate Agents are pleased to present to market this mid-terrace property, offering an excellent opportunity for couples, first-time buyers or investors looking to put their own stamp on a home. Requiring a programme of modernisation, the property provides great potential and is ideally located close to Preston City Centre. The area benefits from a wide range of amenities including local shops, supermarkets and leisure facilities, with the popular Moor Park nearby for outdoor recreation. Excellent transport links are close at hand, with Preston railway station providing national connections and easy access to the M55 and M6 motorways for commuting throughout the North West.

Stepping inside on the ground floor, you are welcomed into a spacious lounge that offers a comfortable living area with ample space for furnishings and everyday relaxation. This room flows through to the kitchen/dining room, which is fitted with a range of units and provides room for a dining table, making it a practical space for both cooking and entertaining. With some updating, this area has the potential to become the heart of the home.

Rising to the first floor, the property continues to offer well-proportioned accommodation. The master bedroom is a generous double, offering plenty of space for bedroom furniture, while the second bedroom is also a double, making it ideal for guests, a home office or additional family members. Completing the upper floor is a three-piece family bathroom, which again offers scope for modernisation to suit personal tastes.

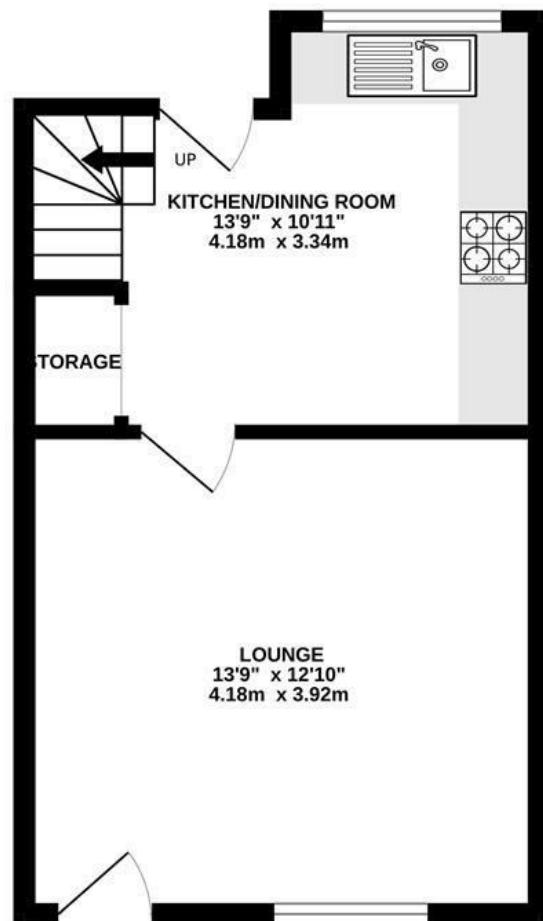
Externally, the property benefits from on-street parking to the front. To the rear, there is a low-maintenance paved yard, providing a private outdoor space with potential for seating or further enhancement. With its convenient location, generous room sizes and scope for improvement, this property represents a fantastic opportunity to create a well-located home or investment close to the heart of Preston.



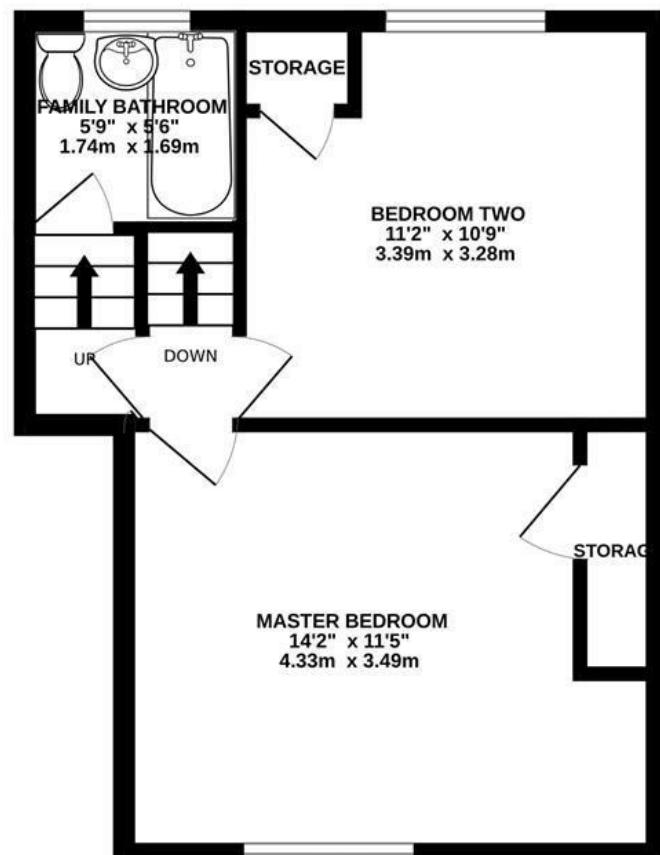


BEN ROSE

GROUND FLOOR
311 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.8 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		
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	

