



Gaythorne Avenue, Preston

Offers Over £169,950

Ben Rose Estate Agents are delighted to present this charming three-bedroom semi-detached home, situated on a highly sought-after street in Preston, Lancashire, sold with no onward chain. Ideally located within easy reach of Preston city centre and the M6 motorway, this property is perfectly suited for commuters while still enjoying a peaceful residential setting. A wide range of local amenities are close by, including reputable schools, supermarkets, parks, leisure facilities, and excellent bus routes. Preston Train Station provides direct rail links to Manchester, Liverpool, and London, making this an ideal location for both work and leisure.

Internally, the property opens into a welcoming entrance hallway with stairs leading to the first floor. To the left is a spacious lounge, featuring a central fireplace and a large bay window that fills the room with natural light. Double doors lead through to a bright and airy dining room, offering ample space for a family-sized dining table. The ground floor is completed by a well-appointed kitchen, providing generous storage and room for freestanding appliances, with direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, with the master and second bedroom benefiting from fitted storage. As well as a modern three-piece family bathroom comprising of a spacious shower, w/c and basin.

Externally, the property boasts a gated driveway to the front, providing off-road parking, alongside additional on-street parking. To the rear, you'll find a generously sized garden featuring a low-maintenance flagged patio and a useful storage shed.







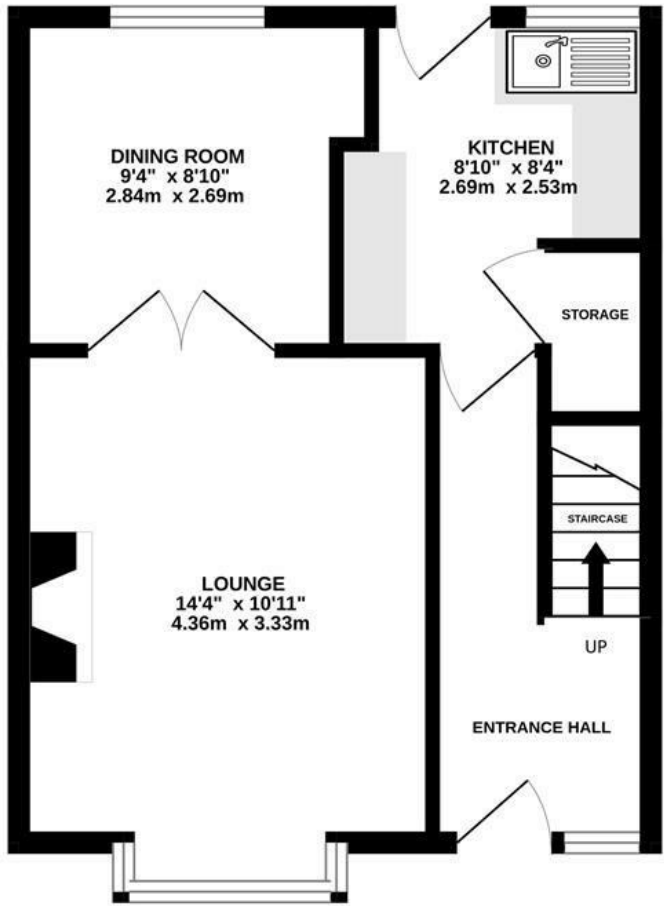




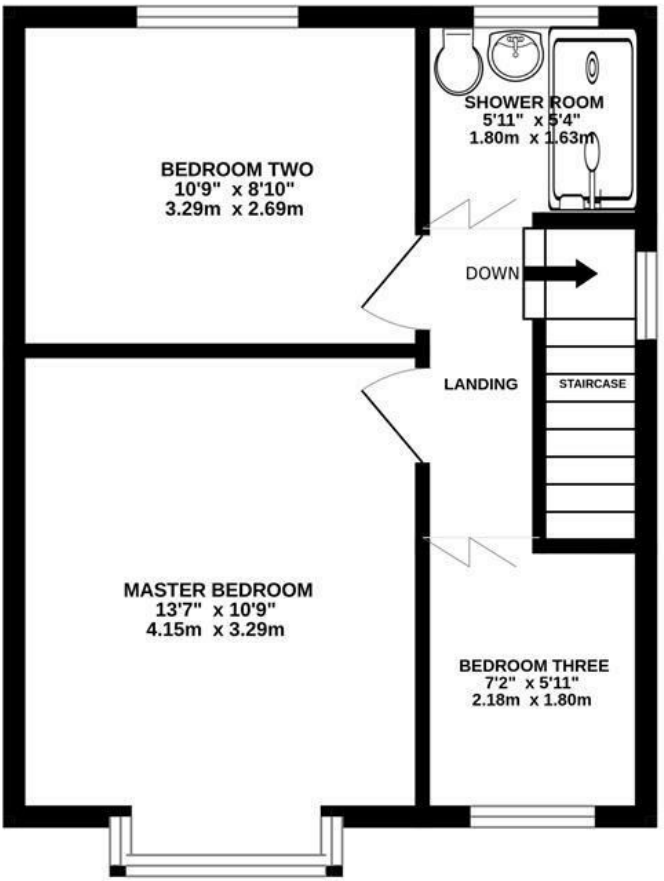


BEN ROSE

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 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		
	68	75
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	

