



Church Terrace, Higher Walton, Preston

£114,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace home, ideally located in the desirable area of Higher Walton. Well presented throughout, this property is the perfect choice for first-time buyers or investors alike. Perfectly positioned, it offers convenient access to Preston City Centre while being surrounded by excellent schools, supermarkets, and local amenities. Travel is made easy with a nearby train station and superb transport links via the M6 and M61 motorways. Early viewing is highly recommended to avoid any potential disappointment.

Stepping into the property through the welcoming entrance porch, you are greeted by a spacious lounge featuring a charming fireplace and a large window overlooking the front aspect. Continuing through, you will enter the contemporary kitchen/diner, which offers ample storage along with an integrated oven and hob. This space also houses the staircase to the upper level and provides access to a convenient understairs storage cupboard. A single door from the kitchen leads out to the rear yard.

Upstairs, you will find two well-proportioned bedrooms, both benefiting from integrated storage and featuring attractive cast-iron fireplaces. A modern three-piece family bathroom with an over-bath shower completes this level.

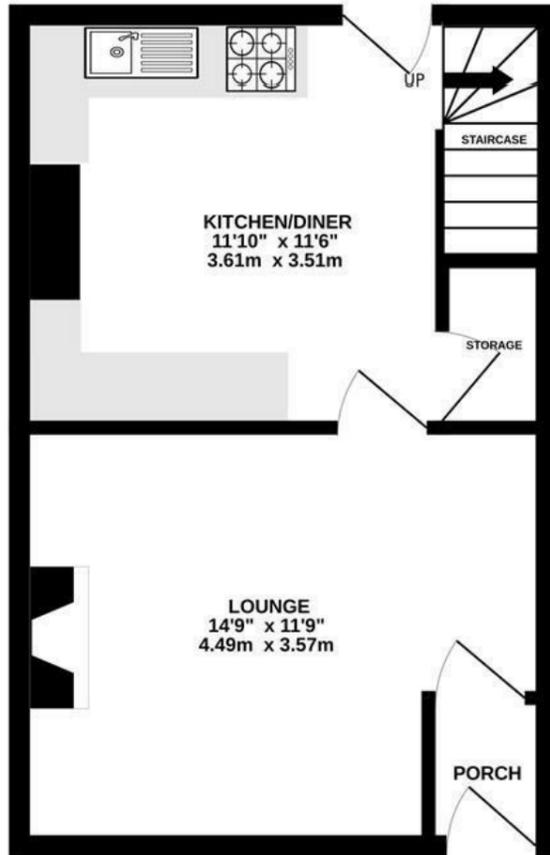
Externally, the property offers ample residential parking nearby and benefits from a low-maintenance yard space at the rear—ideal for relaxing or outdoor storage.



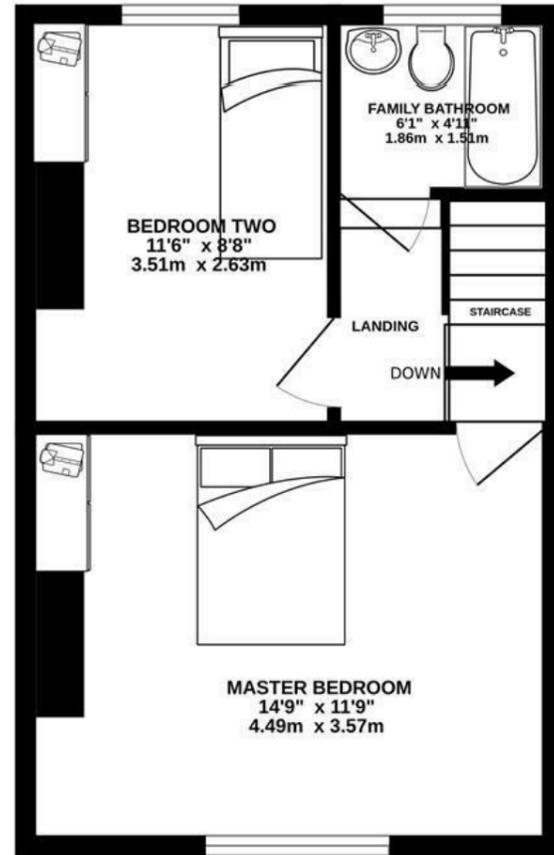




GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.

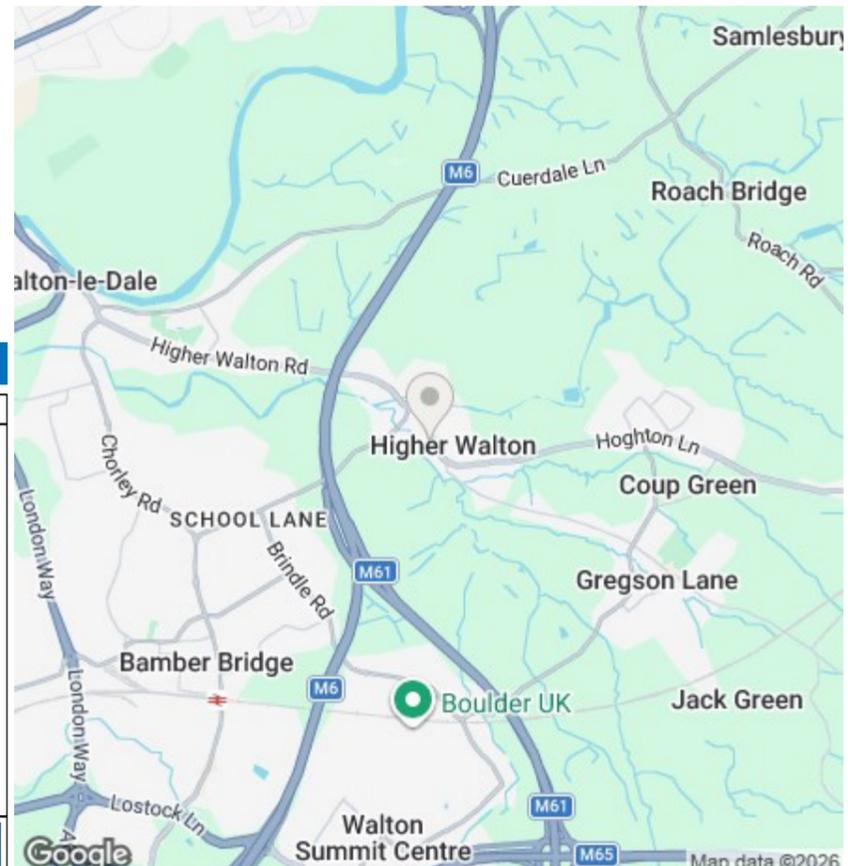


TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

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		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	