



Gaythorne Avenue, Preston

Offers Over £209,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached property, situated on a highly desirable street in Preston. Ideal for growing families, this lovely home offers a modern and spacious layout throughout, blending contemporary living with a warm and welcoming feel. Positioned within easy reach of Preston city centre and the M6 motorway, the property is perfectly placed for commuters whilst still benefiting from a peaceful residential setting. A wide range of local amenities can be found nearby including well-regarded schools, supermarkets, parks, leisure facilities, and convenient bus routes. Preston Train Station also offers direct rail links to Manchester, Liverpool, and London, making this an excellent location for both work and leisure. The home has also been enhanced with practical modern upgrades, including fast fibre broadband connectivity, a recently installed boiler, and a whole re-roof complete with new felting and roof window, offering added peace of mind for prospective buyers.

Internally, the home opens into a welcoming main reception hall with the staircase located off here, where cleverly designed integrated storage can be found beneath the stairs and within the hallway seating, ideal for keeping everyday family life organised. Towards the front of the property is the generously sized lounge, featuring a charming fireplace and a large bow-fronted window that fills the room with natural light. Moving through to the rear, you'll find the impressive open plan kitchen/diner, designed with modern family living in mind. This stylish space benefits from a central island with breakfast bar seating, ample fitted storage, creating the perfect social hub for entertaining or everyday family life. Sliding doors provide seamless access out to the rear garden, allowing plenty of light to flow through the space.

To the first floor are three well-proportioned bedrooms. The master bedroom enjoys another attractive bow window, adding character and additional natural light, whilst the second bedroom benefits from integrated storage solutions. The third bedroom offers versatility and would make an ideal child's bedroom, nursery, dressing room, or home office depending on requirements. Additional practical storage can also be found in the landing airing cupboard, further enhancing the home's thoughtful layout. Completing the first floor is the modern shower room, fitted with a contemporary suite.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to two cars, alongside a low-maintenance front garden finished with artificial turf for year-round kerb appeal. To the rear is a tranquil and well-maintained garden that gently slopes downwards, offering a peaceful outdoor retreat for the whole family to enjoy. Directly off the home is a patio seating area, ideal for outdoor dining and entertaining, which then leads onto a lawned garden. Towards the far end, the garden benefits from an allotment area and greenhouse, perfect for keen gardeners or those looking to embrace outdoor living. This is a fantastic opportunity to acquire a stylish, thoughtfully improved, and move-in-ready family home in one of Preston's sought-after residential locations.







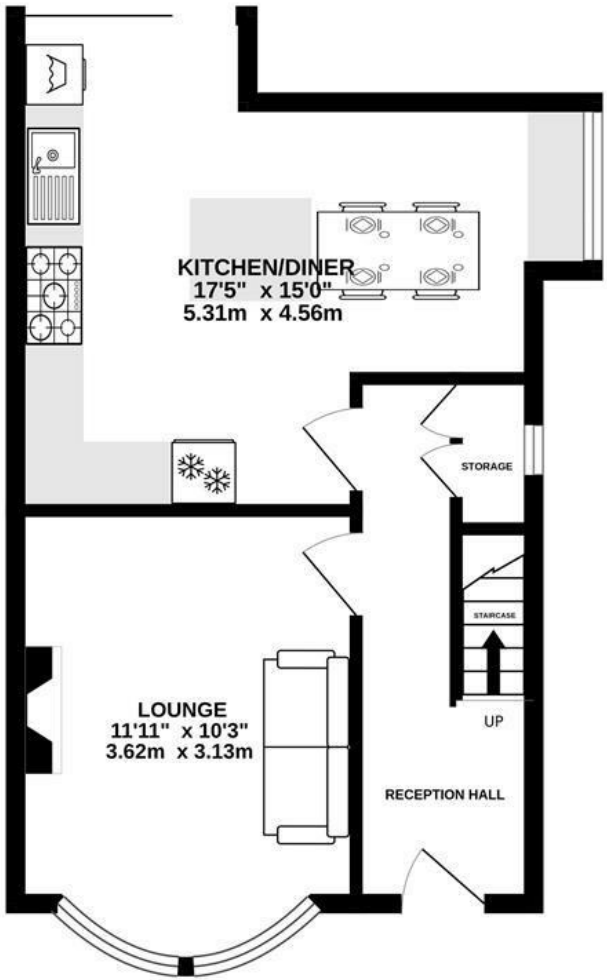




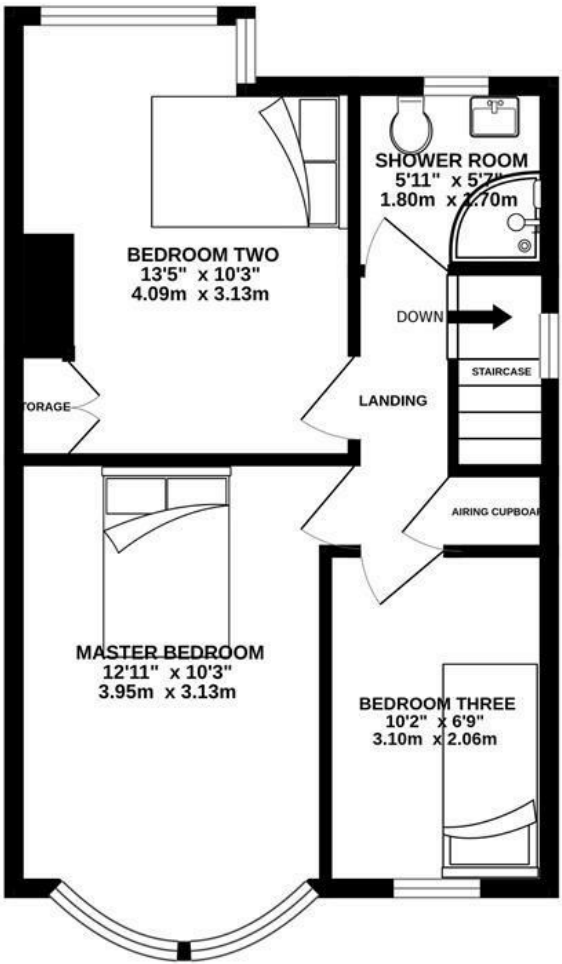


BEN ROSE

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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	<div>66</div>	<div>84</div>
(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 

