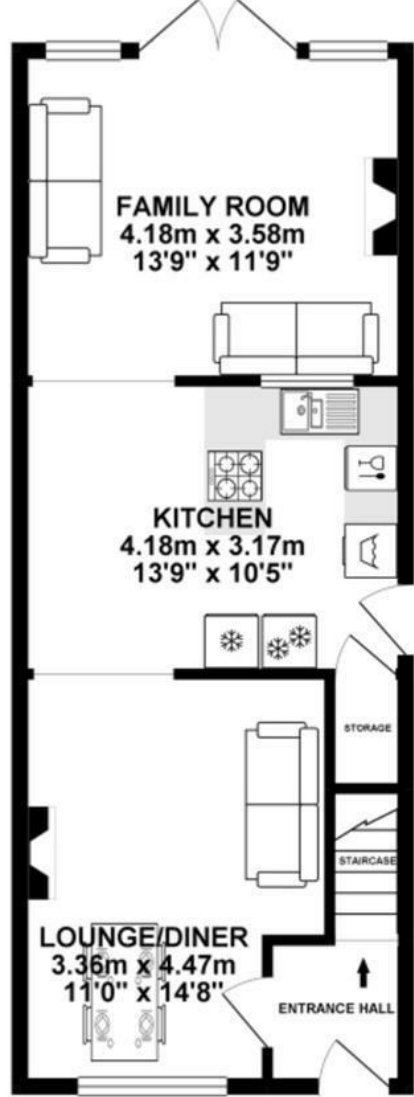
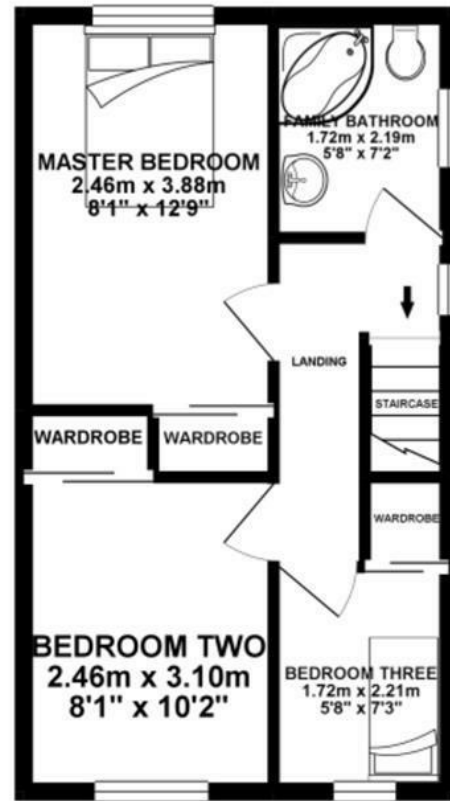


GROUND FLOOR 46.89 sq. m.  
( 504.77 sq. ft. )



1ST FLOOR 31.94 sq. m.  
( 343.79 sq. ft. )



TOTAL FLOOR AREA : 78.83 sq. m. ( 848.57 sq. ft. ) 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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BEN  ROSE



**Marsh Way, Penwortham, Preston**

**Offers Over £190,000**

Ben Rose Estate Agents are pleased to present to market this well presented, three bedroom, semi detached property in Penwortham. This would be an ideal family home with great open-plan space throughout. The property is ideally placed in the town of Penwortham - near to the city of Preston and is surrounded by superb local schools, supermarkets and amenities, with Booths being just a few yards away. There are also fantastic travel links via nearby train stations and the M6 and M65 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall. From here, you'll enter into the open-plan ground floor that stretches to the rear of the home. Moving through, you'll enter through the front lounge/diner area with a feature fireplace. This space could also be used as the main dining room or even as a playroom. From here, you'll find the kitchen that features an array of integrated appliances such as a dishwasher, oven, fridge and freezer. There is also side access to the drive and to the convenient under stair storage. To the far end of the home is the beautiful family room extension that offers wooden beams on the ceiling and a log fire for cosy winter months. There is also patio doors that lead out to the rear garden.

Moving upstairs, you'll find three good sized bedrooms - each include fitted mirrored wardrobes. You'll also find the three piece family bathroom.

Externally, to the front of the property is a driveway with space for up to two cars. The property also overlooks the picturesque duck pond to the front. To the rear is a generously sized garden that is primarily lawned throughout. You'll also find a decked patio area, shed space and additional room down the side of the home.

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			83
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

