



Park Lane, Penwortham, Preston

Offers In The Region Of

Ben Rose Estate Agents are pleased to present to market this well presented, three bedroom, semi detached property in Penwortham with NO ONWARDS CHAIN. This would be ideal as a family home with great 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, backing onto the popular Middleforth Green Park. 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 reception hall leading through to a spacious dining area with a large front-facing bay window and room for a family dining table. This leads through to the lounge via sliding doors where you'll find a modern stylish living area with external French double doors letting ample light into the area. Back through the hallway you'll find the convenient utility room and kitchen area with integral wall and base units, integral oven, hob, and space for other freestanding appliances.

Moving upstairs, you'll find three good-sized bedrooms all benefitting from integrated storage with the master and bedroom two featuring bespoke fitted wardrobes. You will also find the all-white three piece family bathroom on this floor with overhead shower and a separate additional WC.

The loft room can be accessed from the first floor via an additional staircase on the landing. Here you will find integrated eaves storage and multi-purpose living space.

Externally, to the front of the property is an extensive driveway for multiple vehicles leading to a single detached garage. To the rear is a gorgeous secluded split level garden with stunning countryside views and a patio area for outdoor furniture.

The room dimensions of all our properties can be found on the floor plan.

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	82

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		
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