



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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Studholme Crescent, Penwortham, Preston

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this NO CHAIN three-bedroom, semi-detached property in the town of Penwortham, Preston. Situated in a desirable location, this home offers a secluded plot while providing easy access to the bustling amenities of the area. With excellent travel links and a range of nearby conveniences, it is an ideal choice for first-time buyers seeking both comfort and convenience.

Entering through the front door, you are welcomed into the inviting entrance hall, setting the tone for the home. To the right, you'll find the spacious lounge, perfect for relaxing and unwinding after a long day with a feature fireplace and dual aspect windows. Continuing through, you'll discover the modern kitchen, complete with an integrated oven/hob, offering a sleek and stylish space with access to the under stair storage and into the garden.

Moving to the second floor, you will find three well-appointed bedrooms, providing ample space for the whole family. Bedrooms two and three boast fitted wardrobes, offering plenty of storage options. The three-piece family bathroom features an over the bath shower, providing convenience and functionality.

Stepping outside, the property is set back off the road, ensuring a good amount of seclusion. The driveway provides parking space for multiple cars. At the rear, a delightful garden awaits, providing a peaceful sanctuary for families or to simply enjoying the summer months. It also features a convenient outbuilding for garden supplies.

In summary, this charming three-bedroom, semi-detached property in Penwortham, Preston offers a wonderful opportunity for first-time buyers. With its desirable location, easy access to Preston, and a range of amenities nearby, this home strikes the perfect balance between tranquility and convenience.

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		68	
(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	



