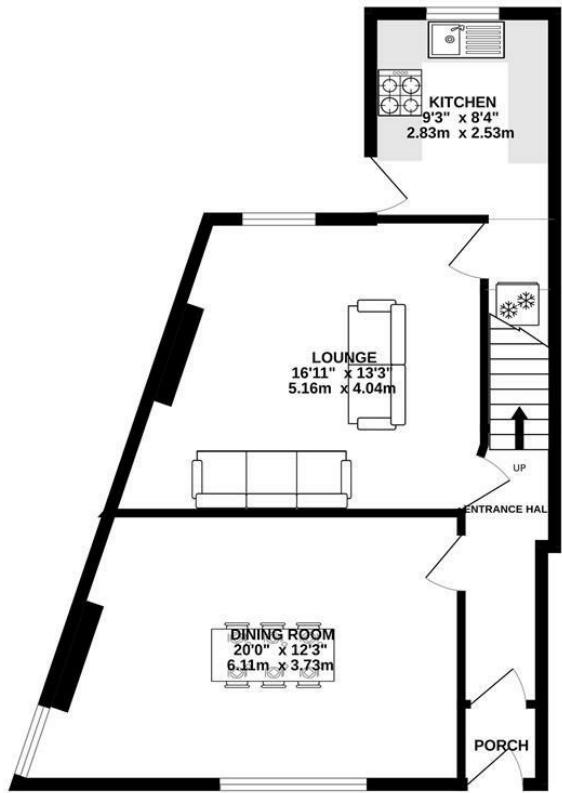
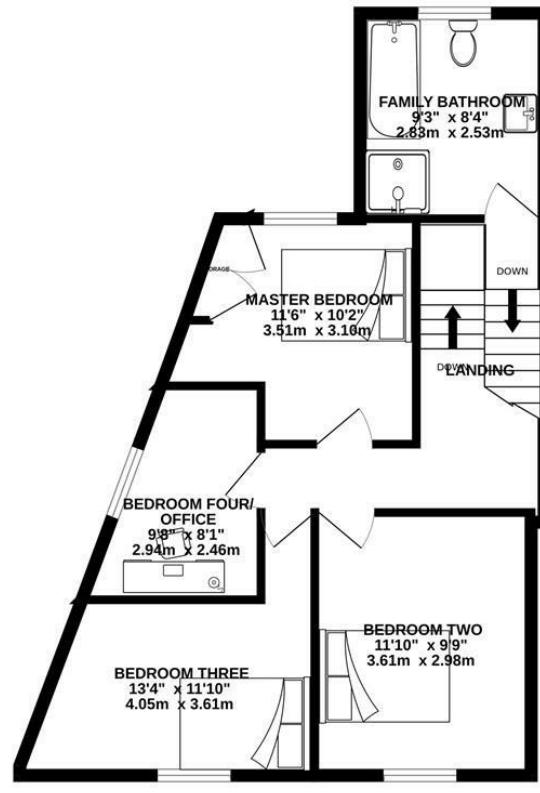


GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.

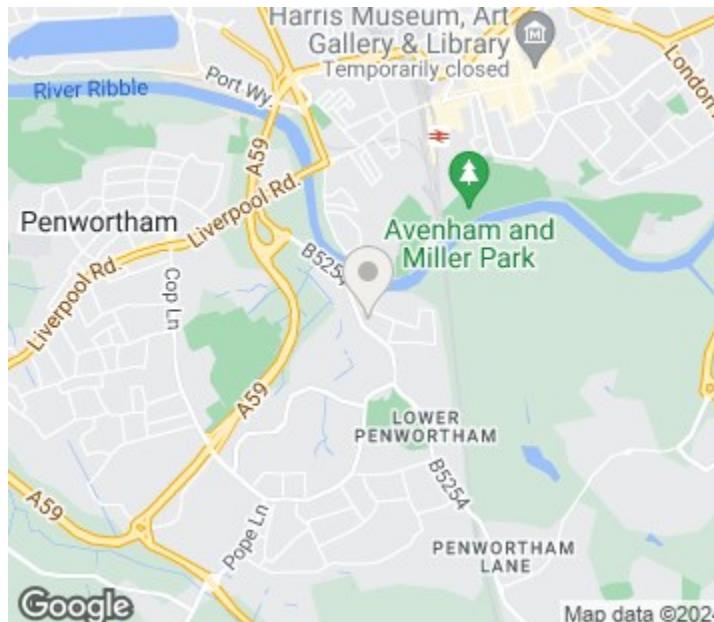


TOTAL FLOOR AREA: 1122 sq.ft. (104.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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		
(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	



BEN  ROSE



Swallow Avenue, Penwortham, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this delightful four-bedroom end terrace home, located in the sought-after area of Penwortham. Situated in a peaceful cul-de-sac, this property offers a wonderful family-friendly environment. The location boasts excellent travel links, with easy access to the nearby M61 and M6, making it ideal for commuters. Additionally, a range of amenities can be found close by, ensuring convenience for daily needs.

Upon entering the property through the entrance hall, you are greeted with a warm and welcoming atmosphere. The ground floor features several spacious rooms all benefitting from traditional high ceilings. To the front of the home, you'll find a generous dining room, offering ample space for a large family dining table, and dual aspect windows, allowing for natural light, making this the perfect hosting space.

Continuing through, you'll find the lounge giving access to the kitchen. The under stair storage can be found just off the lounge adding a touch of practicality to the area, and ensuring a clutter-free living space.

Completing the ground floor is the modern kitchen, boasting ample worktops and an integrated hob/oven. There is also room for additional freestanding appliances. For added convenience, the kitchen provides access to the easy-to-maintain yard through a single door.

Moving up to the first floor, you will find four well-proportioned bedrooms, three of which are doubles. The master bedroom benefits from built-in wardrobes, providing plenty of storage space for your belongings. Completing this floor is the four-piece family bathroom, with a bath and separate shower offering a tranquil retreat where you can relax and unwind.

Externally, the property offers on-road parking for easy accessibility. To the rear, a good-sized and easy-to-maintain yard awaits, providing a private outdoor space for relaxation and enjoyment.

In summary, this four-bedroom end terrace home in Penwortham offers a fantastic opportunity for families seeking a spacious and versatile living space. With its sought-after location, close proximity to amenities, excellent travel links, and easy access to the M61 and M6, this property truly ticks all the boxes. Don't miss out on the chance to make this wonderful house your home.

