



TOTAL FLOOR AREA: 80.38 sq. m. (865.24 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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Bilsborough Hey, Penwortham, Preston

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this NO CHAIN well presented, three bedroom, semi detached property on secluded cul-de-sac in Penwortham. This would be ideal as a family home with sizeable living 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. 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 where the majority of ground floor rooms can be found. Here, you'll enter into the spacious front lounge that features a traditional style fireplace with laminate oak flooring laid throughout. Moving back through the hall, you'll enter into the kitchen/breakfast room that features an integrated hob/oven with space for additional freestanding appliances to be added. There is also space for a breakfast bar or even a dining room table. Towards the rear of the home is the bright and airy conservatory that is ideal to be used as an additional reception room away from the main lounge, with patio doors leading into the garden.

Moving upstairs, you'll find three good sized bedrooms with bedroom three currently being used as a home office, offering even more versatility. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is a generously sized driveway with space for up to four cars and leads up to the single detached garage at the rear. Here, you'll find a beautifully kept garden space that has been laid with Indian stone to form the patio area, as well as a central astro turfed lawn.

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	
EU Directive 2002/91/EC	84

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	
EU Directive 2002/91/EC	

