



Pear Tree Gardens, Penwortham

£1,250 PCM

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom semi-detached home, available to let and situated on a modern new build estate in the popular area of Penwortham. Ideally positioned for commuters, the property benefits from excellent transport links including easy access to the M6 and M65 motorways, while a nearby train station is just a short drive away. The area also offers a range of local amenities, bus routes within walking distance, and plenty of nearby green spaces, perfect for leisurely walks and outdoor relaxation.

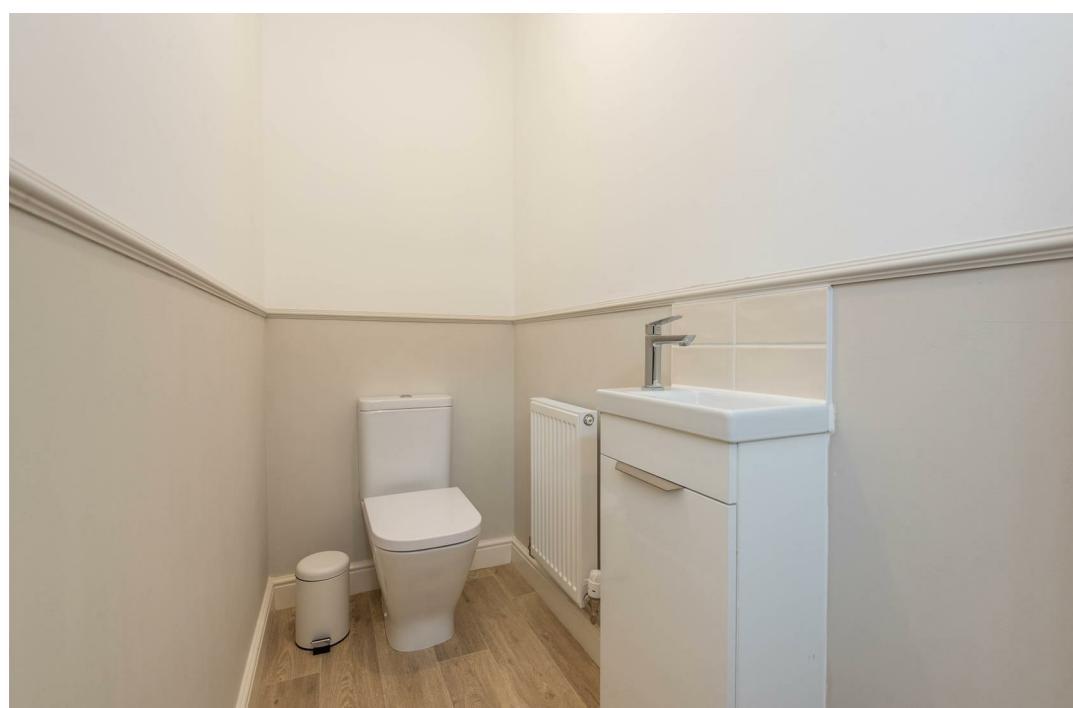
Upon entering the property, the entrance hall provides access to all rooms on the ground floor. To the right, you'll find a bright and spacious lounge featuring three windows, allowing for plenty of natural light. To the left of the hallway is the modern kitchen, fitted with countertops and a range of integrated appliances including a gas hob, oven, fridge/freezer and dishwasher, with additional space for freestanding appliances and a dining table. Double doors from the kitchen open directly onto the rear garden, creating a great flow for everyday living and entertaining. The kitchen also provides access to a utility room located at the rear of the property, which in turn has its own door leading out to the garden. A convenient ground floor WC completes this level, accessed from the entrance hall.

The first floor hosts all three bedrooms, with the master bedroom positioned to the front of the property, featuring a window, built-in storage and a three-piece ensuite. Bedrooms two and three are similar in size, each benefiting from their own window, making them ideal for family members, guests or a home office. The landing is naturally bright with two windows and includes a useful storage cupboard, while the family bathroom completes the accommodation on this floor.

Externally, the property offers a driveway to the side providing parking, along with a garage for additional storage or secure parking. To the rear, there is a private garden mainly laid to lawn, offering a pleasant outdoor space to enjoy. This modern and well-located home combines comfortable living with excellent connectivity, making it an ideal rental opportunity in a sought-after area.





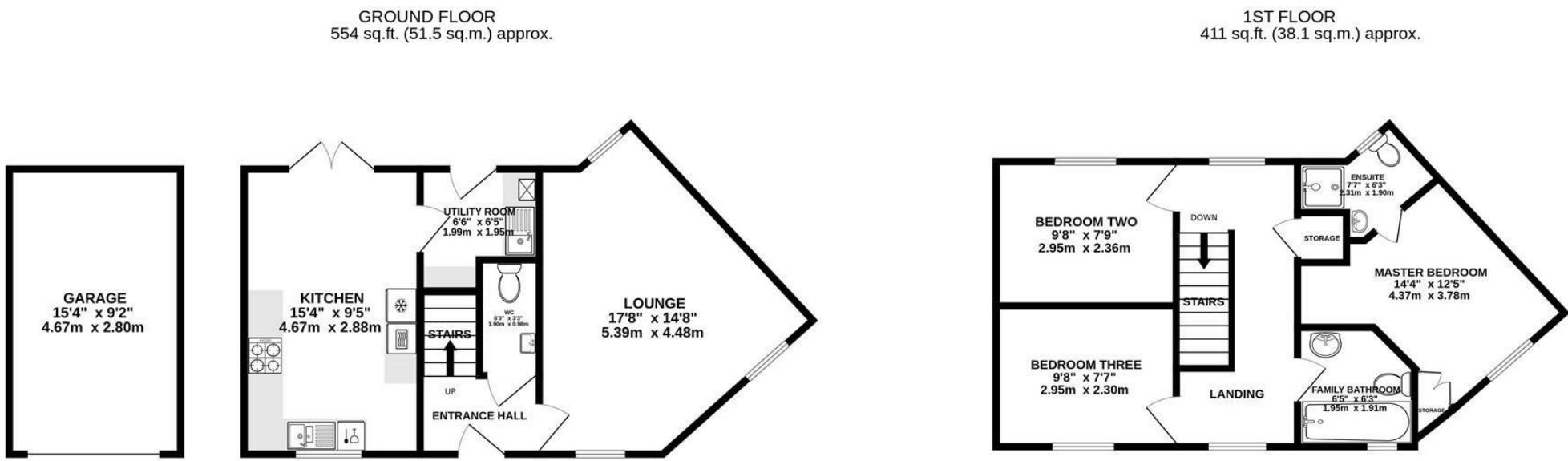








BEN ROSE



TOTAL FLOOR AREA : 965 sq.ft. (89.6 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	

