



Farfield, Penwortham, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom detached home, situated in the heart of Penwortham, Lancashire. Generously sized throughout, this extended property offers modern and versatile living space, making it ideal for families. It is conveniently positioned within easy reach of a wide range of local amenities, including shops, supermarkets, cafés, and well-regarded schools. Excellent transport links are also close at hand, with regular bus routes and easy access to the M6 and M65 motorways, making commuting to Preston city centre and surrounding areas simple and efficient.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located. From here, you enter the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. Double doors lead through to the open-plan dining/family room. This fantastic space incorporates both a comfortable sitting area and ample room for a large family dining table, with two sets of sliding patio doors opening onto the rear garden, creating a wonderful flow for entertaining and enjoying the outdoor space. The dining/family room flows seamlessly into the contemporary fitted kitchen, which offers ample storage and integrated appliances, including a fridge, freezer, oven, hob, washing machine, and dishwasher.

Moving upstairs, you will find three well-proportioned double bedrooms, along with a modern three-piece family bathroom complete with an over-the-bath shower.

Externally, to the front, the home boasts a private driveway providing off-road parking, with up-and-over access to the attached single garage, which is equipped with power, lighting, and a convenient water tap. An additional outdoor tap is located to the side of the property, along with a useful double power socket.

To the rear is a stunning, generously sized garden featuring a combination of flagged and loose stone patio areas, along with a well-maintained decking area. Raised beds and established plants and trees create a beautiful and private setting, ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate this lovely home and to avoid potential disappointment.



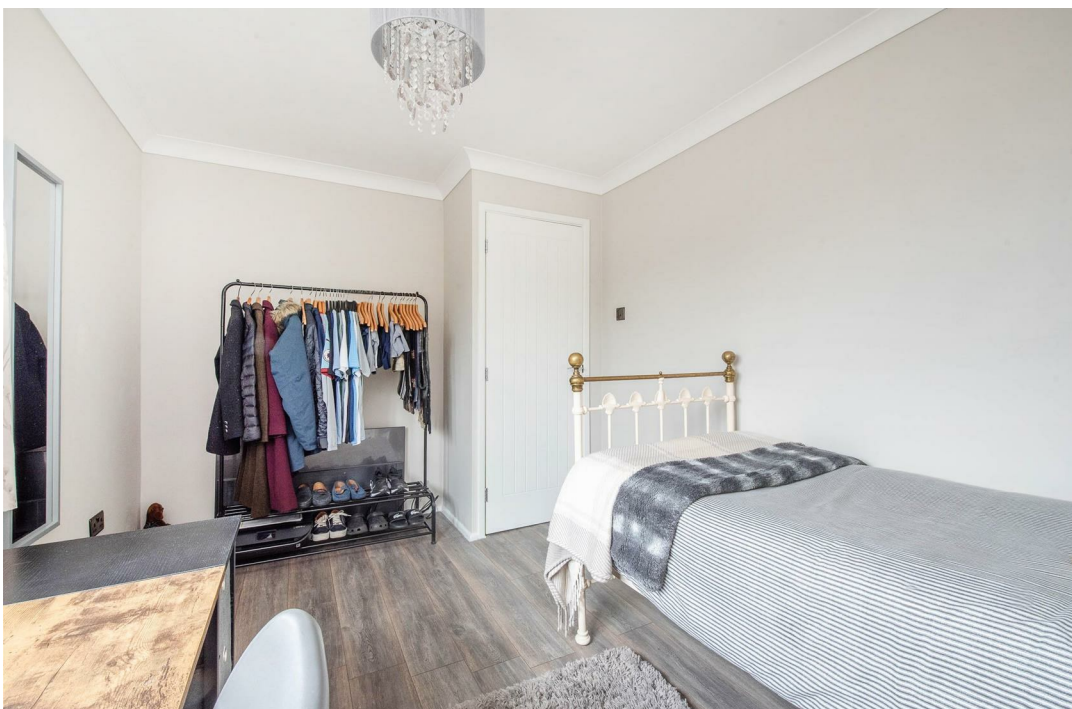












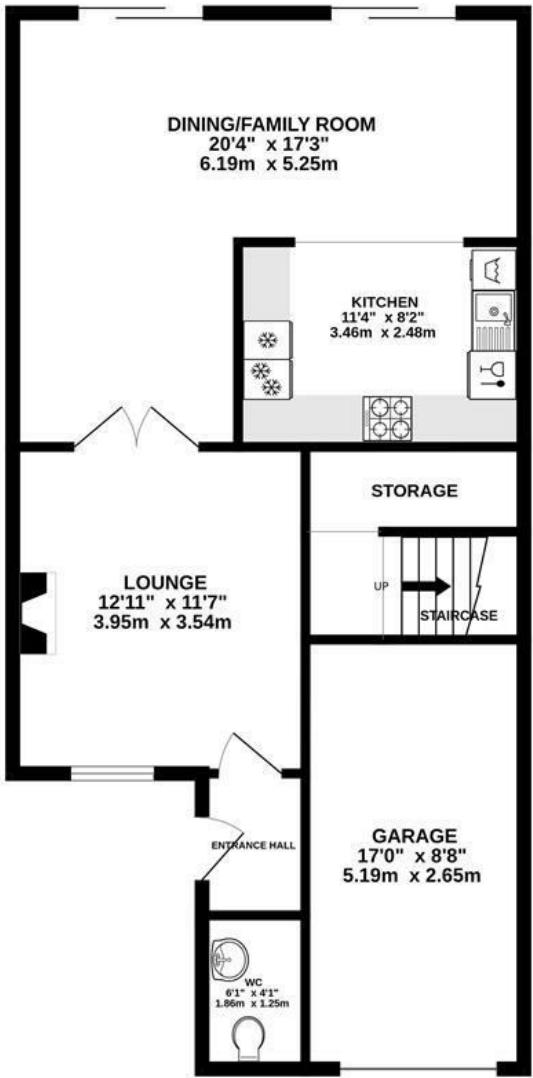




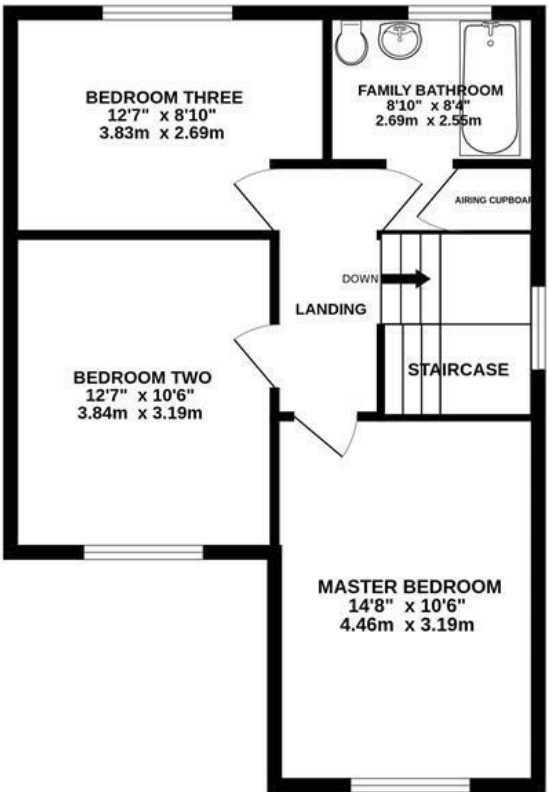


BEN ROSE

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 

