



Cop Lane, Penwortham, Preston

Offers Over £324,950

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, located in the desirable area of Penwortham, Preston. This charming home retains many original features and character, including original doors and panelling, while offering comfortable and versatile living space throughout. The property is conveniently situated, with excellent travel links and close proximity to a wide range of local amenities.

As you enter the property, you are welcomed into a spacious entrance hall, where a staircase leads to the upper level. The ground floor boasts a bright and spacious lounge, featuring a beautiful bay window overlooking the front aspect. There is also an equally generous dining room, complete with a traditional coal fire and double patio doors that open out onto the rear garden. Completing this level is the modern kitchen, which offers ample storage along with fully integrated appliances and a single door providing access to the side of the property.

To the first floor, you will find three well-proportioned bedrooms, along with a modern two-piece shower room and a separate W.C.

Externally, to the front of the property is a private driveway providing off-road parking for multiple vehicles. Additional off-road parking is available to the rear, where you will also find access to a detached single garage.

Completing the home is a beautifully maintained and generously sized rear garden, featuring a well-kept lawn with established borders, as well as a spacious patio area. The garden offers a wonderful space to relax or entertain.

Early viewing is advised to avoid disappointment.















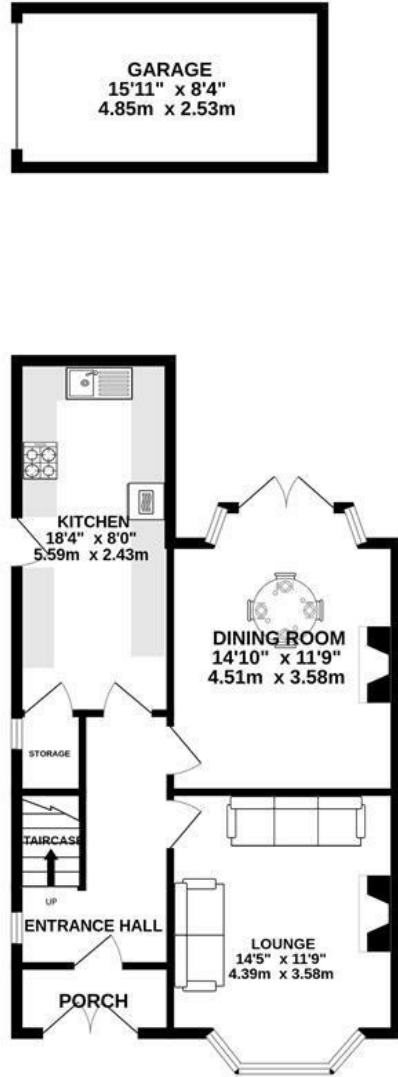




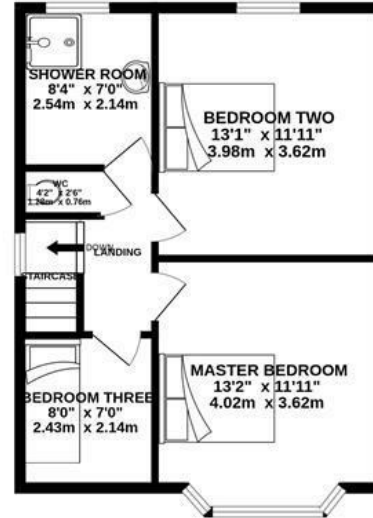


BEN ROSE

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.

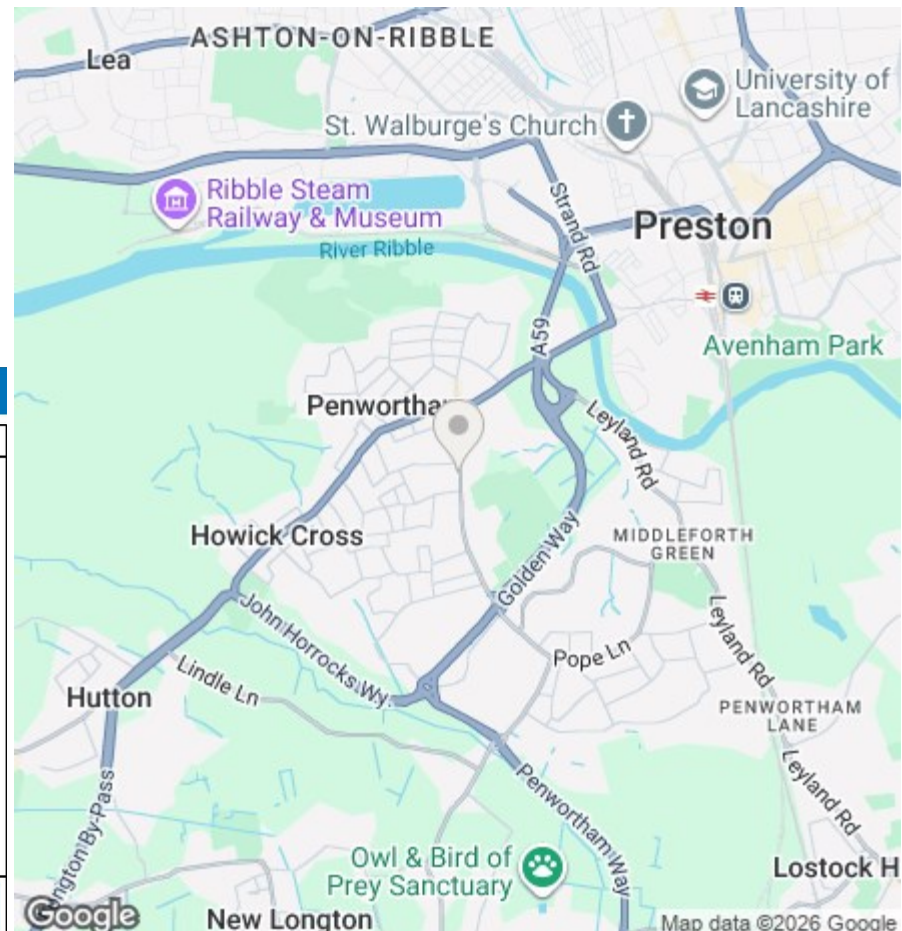


TOTAL FLOOR AREA: 1205 sq.ft. (111.9 sq.m.) approx.

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	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	