



Talbot Road, Penwortham, Preston

Offers Over £219,995

Ben Rose Estate Agents are delighted to present to the market this charming and deceptively spacious three-bedroom semi-detached home, ideally situated in the heart of Penwortham, Lancashire. Extended throughout to create a generous and versatile family home, the property enjoys a highly convenient location within easy reach of a wide range of local amenities, including shops, supermarkets, cafés, and well-regarded schools. Excellent transport links are also close by, with regular bus services, nearby train stations including Preston, and superb access to the M6 and M65 motorways, making commuting to Preston city centre and surrounding areas simple and efficient.

Upon entering the home, you are welcomed into the entrance hall, which provides access to the impressive lounge/diner. This generous open-plan living space offers ample room for a large sofa suite, a six-person dining table, and additional furnishings, making it ideal for both everyday family life and entertaining. A useful under-stair storage cupboard provides excellent practicality. Leading off the lounge are a contemporary ground floor shower room, a convenient utility room with space for both a washing machine and tumble dryer, and a versatile sun room. Currently used as a playroom, this bright additional reception space could equally serve as a home office or hobby room. Having previously been used as a salon, it also benefits from existing plumbing, offering excellent flexibility for a variety of uses.

The lounge/diner flows seamlessly into the modern fitted kitchen, which is generously proportioned and filled with natural light. Featuring a Rangemaster oven, the kitchen offers ample worktop and storage space, with direct access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, comprising two spacious double bedrooms and a comfortable single bedroom. The three piece family bathroom is of a good size and benefits from an over the bath hand held shower and an airing cupboard for additional storage. Adding to the home's character, the landing features a beautiful original stained glass window, creating an attractive focal point.

Externally, the front of the property provides off-road parking for one or two vehicles, depending on size, and includes an EV charging point. Gated side access leads to the recently landscaped rear garden, which has been thoughtfully designed to offer a private outdoor retreat. The garden features a well-maintained lawn and an Indian stone patio, all enclosed by tall hedging to create a peaceful and secluded setting, with the garden extending down the side of the property.















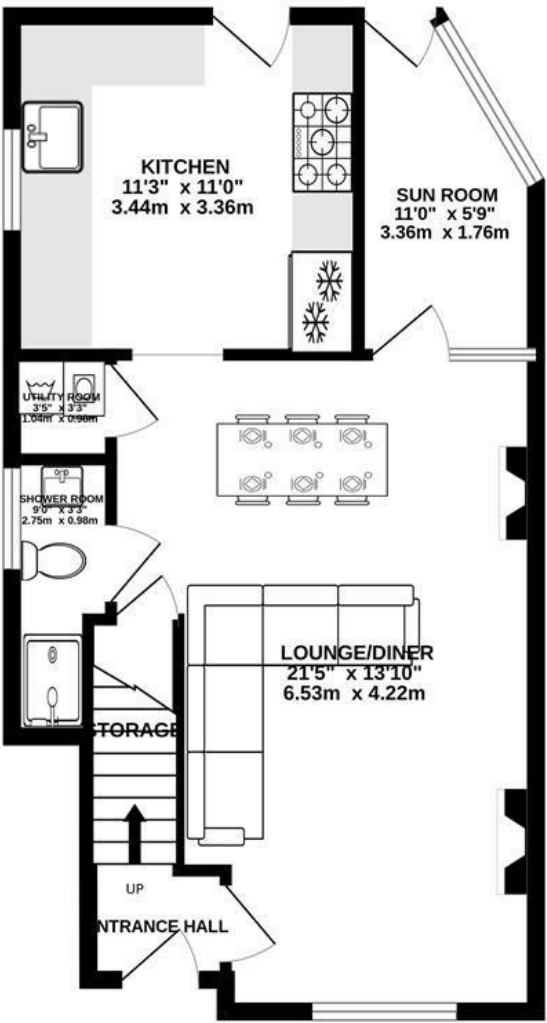




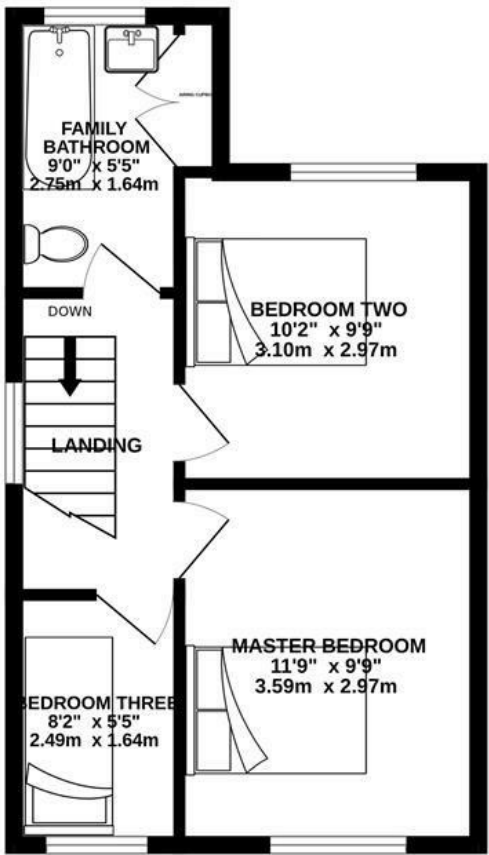


BEN ROSE

GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 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		
	68	76
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 	

