BEN ROSE



Bilsborough Hey, Penwortham, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home in the popular area of Penwortham, Lancashire. Offering generous living accommodation, a spacious kitchen diner, a bright conservatory and a substantial rear garden, this property presents an excellent opportunity for families seeking a home with plenty of space to enjoy both indoors and out. Penwortham is well regarded for its range of local amenities, schools, shops and eateries, while its convenient position provides access to Preston city centre for further shopping, leisure and employment opportunities. With local bus services, Preston railway station offering connections across the region and beyond, and convenient road links towards the A59, A582 and wider motorway network, the property is well placed for commuters and families alike. The surrounding area also offers access to parks, green spaces and the wider attractions of Lancashire, making this an appealing location for those looking to balance everyday convenience with a comfortable family lifestyle.

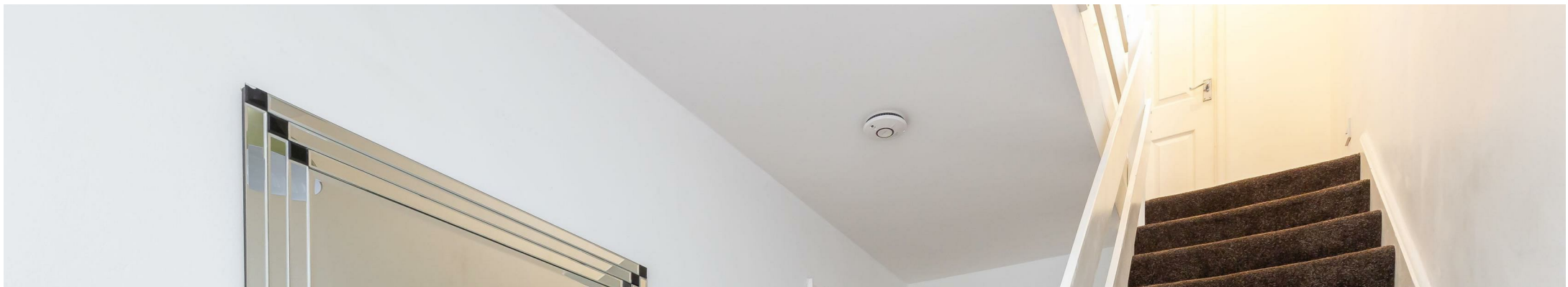
Entering the property, the welcoming reception hall immediately creates a bright and airy first impression, with attractive tiled flooring, useful understairs storage and the staircase leading to the first floor. A door to the left opens into the spacious front lounge, where a large front-facing window allows natural light to fill the room. A traditional gas fire, complete with a decorative cast iron surround and polished stone hearth, provides an attractive focal point, complemented by a coved ceiling and practical vinyl plank flooring. Continuing through the hallway, the generously proportioned kitchen diner offers an excellent space for everyday family life and entertaining, with ample room for a dining table alongside a modern fitted kitchen incorporating a range of integrated appliances. Terracotta tiled flooring, a coved ceiling and twin rear-facing windows add character and natural light, while a half-glazed door leads through to the conservatory. Glazed on three sides and topped with a transparent polycarbonate roof, this versatile additional reception space provides a pleasant spot to relax or enjoy views of the garden, with glazed double doors opening directly onto the rear patio.

Ascending the staircase, the first floor offers three well-proportioned bedrooms, providing flexibility for growing families, guests or those working from home. The spacious master bedroom benefits from a large rear-facing window, creating a light and comfortable retreat, while bedroom two is equally generous in size and also enjoys a rear-facing aspect. Bedroom three overlooks the front of the property and features an integrated storage cupboard, making it a practical choice for a child's bedroom, nursery or home office. Completing the accommodation is the three-piece family bathroom, fitted with an electric overhead shower and tiled flooring, providing a functional space to serve the household.

Externally, the property benefits from a brick-paved hardstanding to the front, offering parking for multiple vehicles, alongside a large mature hedge to the left which adds greenery and a degree of privacy. Gated access to the side leads towards the detached garage, providing additional storage or practical space for hobbies, while a further gated access point connects through to the rear garden. To the rear, a large flagged patio extends across the back of the property and continues down the side of the garage, creating a generous area for outdoor dining, entertaining and relaxing during the warmer months. Beyond this, an artificial lawn occupies the rear-left corner, offering a low-maintenance outdoor space for families to enjoy. Combining three well-sized bedrooms, versatile reception areas, ample off-road parking and a generous garden, this semi-detached home offers an appealing blend of space and practicality, making it an excellent choice for families looking to settle in the sought-after area of Penwortham.





















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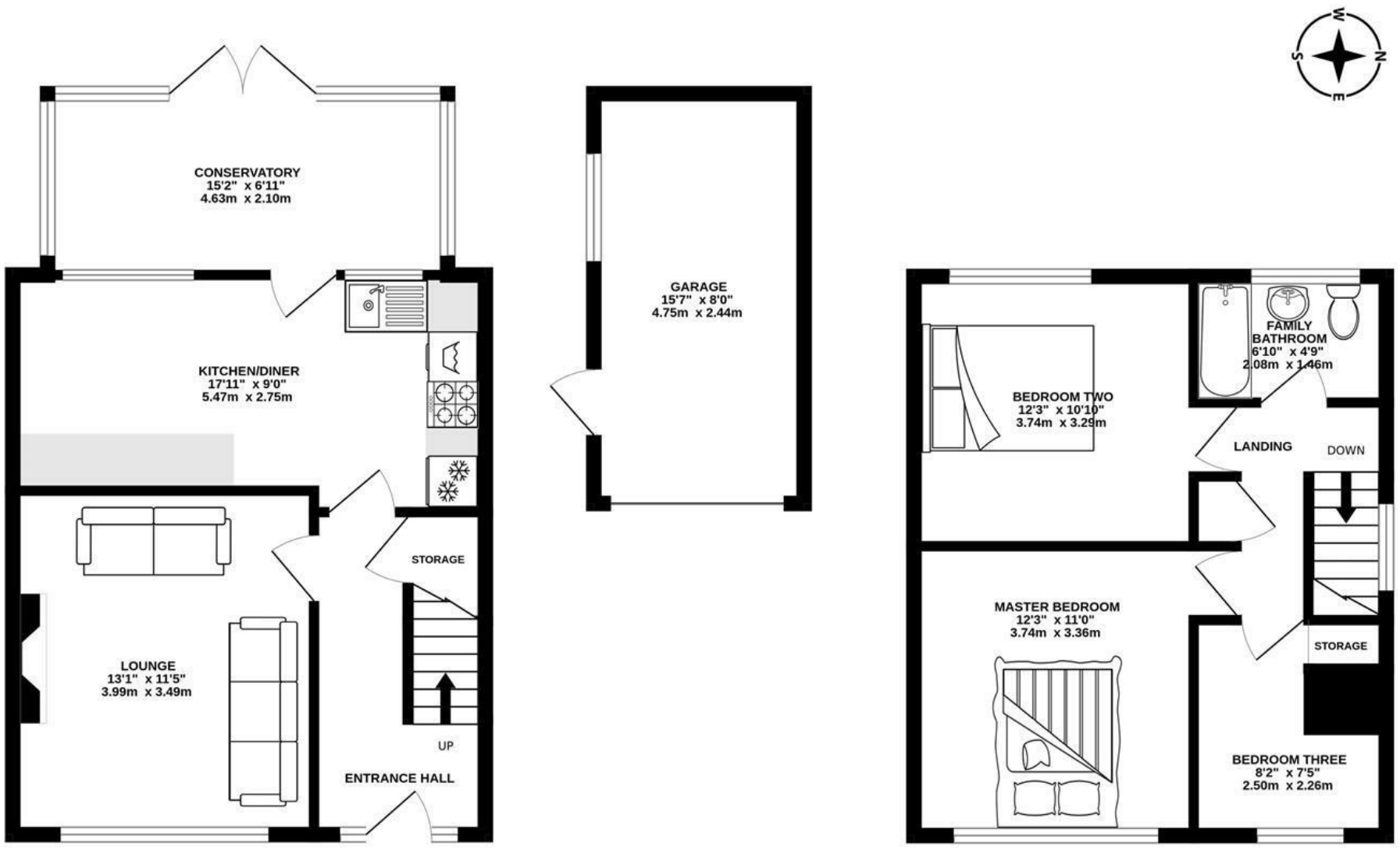




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GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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