



## Beechway, Penwortham, Preston

**£253,950**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom semi-detached home, located in the ever-popular area of Penwortham. This superb family property has been thoughtfully modernised throughout and offers a wonderful blend of contemporary styling and practical living space. Situated within easy reach of excellent local amenities, the home benefits from nearby shops, well-regarded schools, and leisure facilities, while Preston city centre is only a short drive away. Fantastic travel links include convenient bus routes, access to the A59 and A582, and motorway connections via the M6 and M65, making it ideal for commuters. Penwortham also offers lovely parks, cafés, and walking routes, contributing to its reputation as one of Lancashire's most desirable places to live.

Stepping through the reception hall, you are greeted with a welcoming entrance space with the staircase just off. To the front of the home sits the spacious lounge, enjoying a large front-facing window that floods the room with natural light. This opens seamlessly into the separate dining room, perfect for family meals or entertaining. From here, sliding doors take you into the bright and airy conservatory, offering an excellent additional living space overlooking the garden. Completing the ground floor is the modern kitchen, fitted with contemporary units and featuring a handy pantry cupboard. The kitchen also enjoys direct access to the conservatory, enhancing the flow and practicality of the layout.

To the first floor, you will find three well-proportioned bedrooms, ideal for families. The master bedroom benefits from large fitted wardrobes, providing excellent storage without compromising space. The remaining bedrooms offer versatility for children, guests, or a home office. A modern three-piece shower room completes the floor, finished to a high standard and contributing to the home's move-in-ready appeal.

Externally, the property offers a generous driveway to the front with parking for up to three vehicles, alongside an additional gated space down the side of the home. The rear garden provides a private and peaceful setting, featuring a seating area and a neat lawn—perfect for outdoor dining or family play. To the rear of the plot, the original garage has been converted into a large family room, complete with lighting, electrics, a utility room, and a modern shower room. This versatile space offers exceptional potential, whether used as a home office, gym, guest suite, or even as an annex for multi-generational living. Altogether, this beautifully refurbished home provides fantastic accommodation both inside and out, making it an ideal choice for families seeking comfort, style, and convenience in a highly sought-after location.















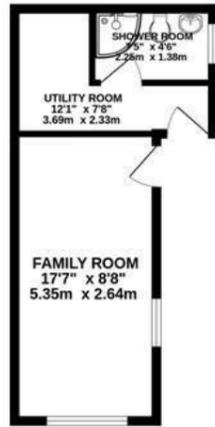




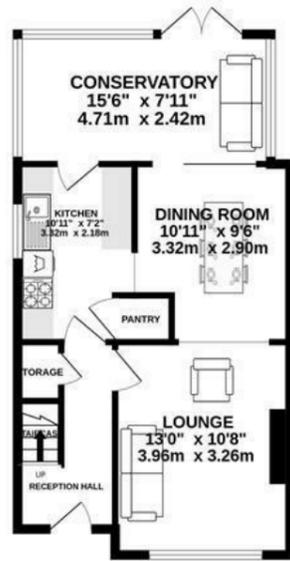
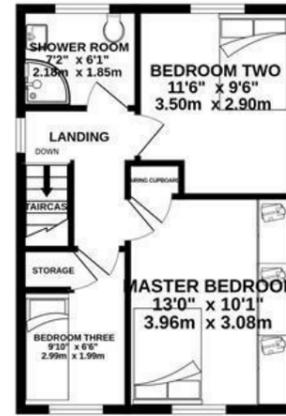


# BEN ROSE

GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.9 sq.m.) approx.

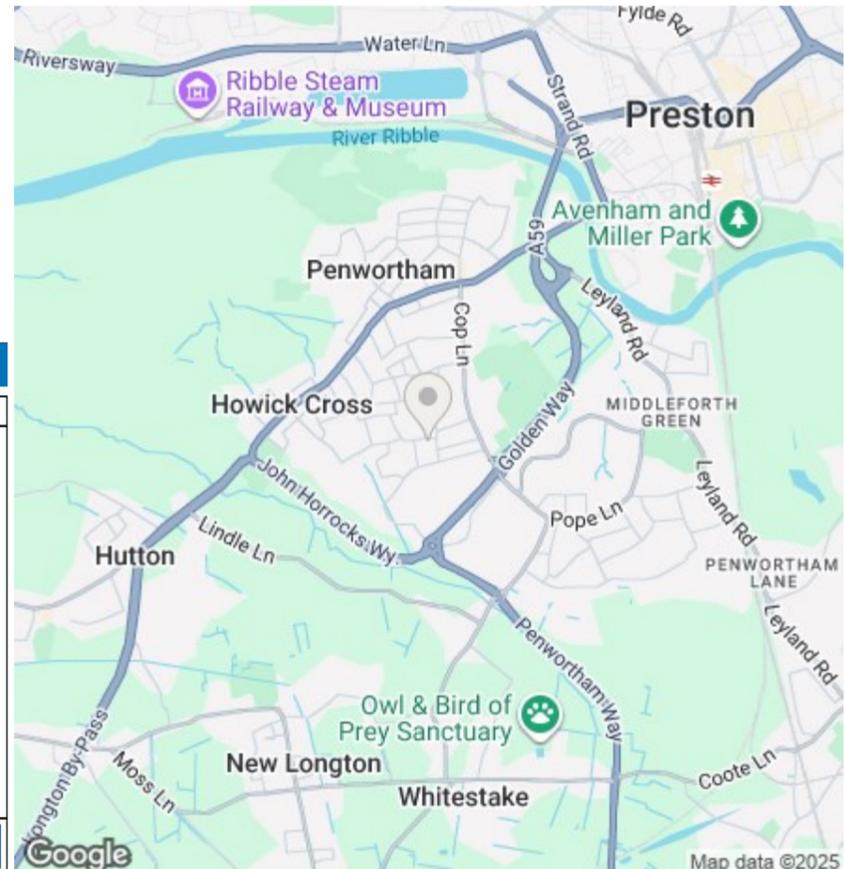


TOTAL FLOOR AREA : 1159 sq.ft. (107.6 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	