



Fitchfield, Penwortham, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this beautiful fully renovated, fully re-wired, four-bedroom, semi-detached property in a highly sought-after part of Penwortham. Situated on a corner plot with a generously sized garden and driveway, this family home offers ample living space throughout.

Nestled near lovely nature walks, the property boasts easy accessibility to surrounding villages and is conveniently located near the city of Preston. Penwortham itself is surrounded by superb local schools, supermarkets, and amenities, making it an ideal location for families. Viewing is highly recommended.

Internally upon entering, you are greeted by a good-sized entrance porch offering access to the lounge/diner. The lounge, generous in size, features an electric fireplace and is set in an open-plan layout with the diner and kitchen. Additionally, the lounge provides access to the stairs, a WC, and bedroom four, which can also serve as a playroom if desired. With patio doors leading to the rear garden, the diner offers plenty of space for a large family dining table and seamlessly connects to the modern, newly fitted kitchen. The stunning kitchen is fully integrated with modern appliances and ample storage space, creating a perfect hub for family gatherings and entertaining.

Moving to the first floor, you'll find a spacious landing, three double bedrooms and a large, modern four-piece family bathroom with a bath and standalone corner shower.

Stepping outside, the rear of the property boasts a large garden that is not directly overlooked and is lined with tall fencing, ensuring privacy and tranquility. Enjoying sun throughout the day, the garden wraps around the side of the home, providing ample outdoor space for seating and storage needs. At the front of the property, there is a driveway with space for 3/4 cars off-road, complemented by the cul-de-sac setting.

In summary, this delightful home has been renovated to a high standard, including a new roof, full re-wiring, windows, plumbing, and rendering, ensuring modern comfort and style for its future occupants.











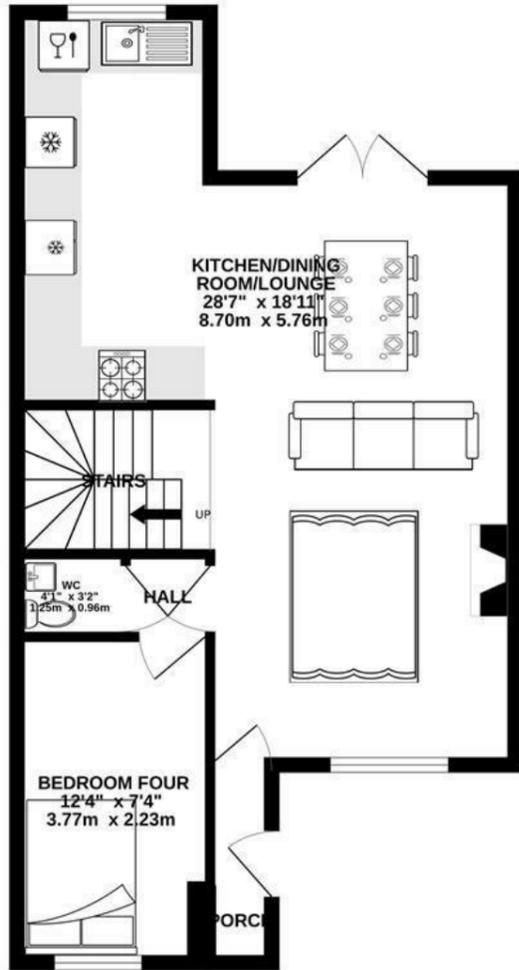
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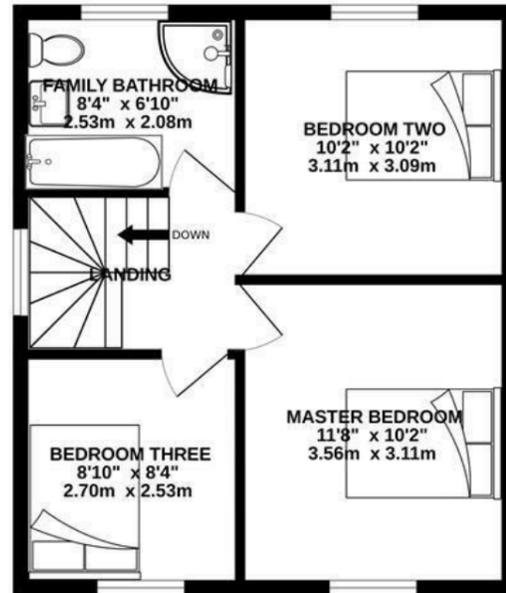
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GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



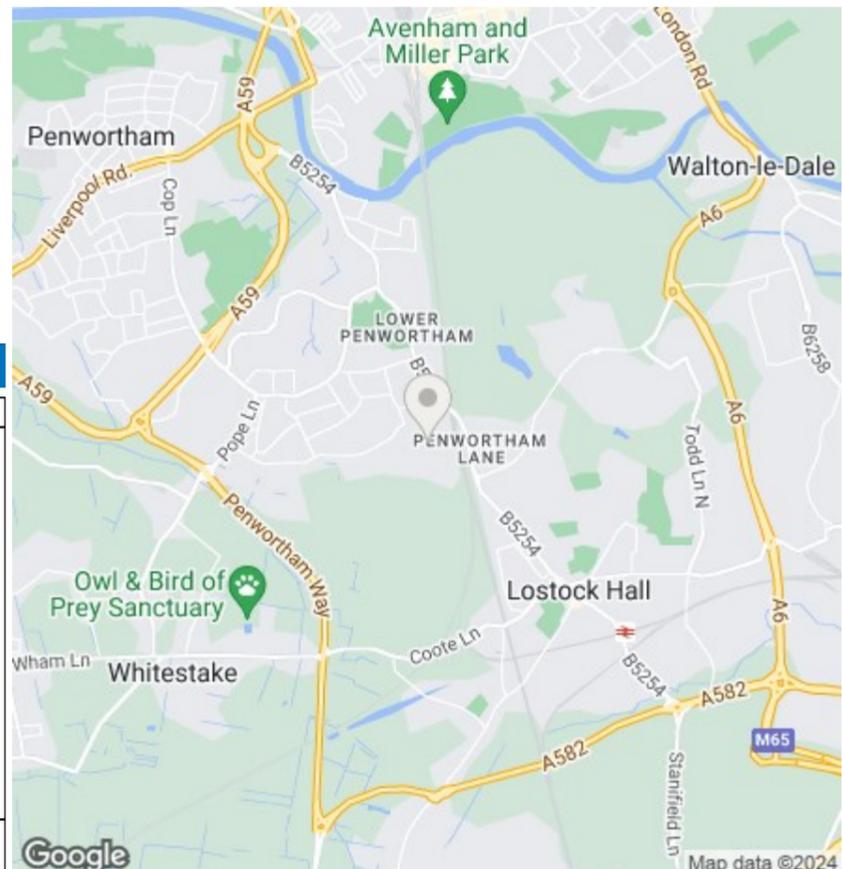
1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (86.9 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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Energy Efficiency Rating

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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	