



## **Green Meadow Close, Penwortham, Preston**

**Offers Over £255,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, located in the highly desirable area of Penwortham. This modern property offers stylish living throughout and would make a perfect purchase for families or first-time buyers seeking a move-in-ready home in a well-connected location. Situated just a short distance from Penwortham village, residents can enjoy a fantastic selection of independent shops, cafés, bars and eateries, along with highly regarded schools. Preston Railway Station provides excellent travel links to major cities, while the nearby M6 and M65 motorway networks ensure convenient commuting across Lancashire and beyond. The property also sits within easy reach of Hurst Grange Park, local green spaces and Preston city centre.

Upon entering the home, you are welcomed into a bright entrance hall that leads through to the main living accommodation. Positioned at the front of the home is a spacious lounge, offering a warm and relaxing setting. To the rear, the stunning modern kitchen/dining room provides a true heart of the home, benefiting from integrated appliances including fridge-freezer, washing machine and gas hob. Tri-folding doors open out to the garden, allowing the space to flow seamlessly for family gatherings or entertaining.

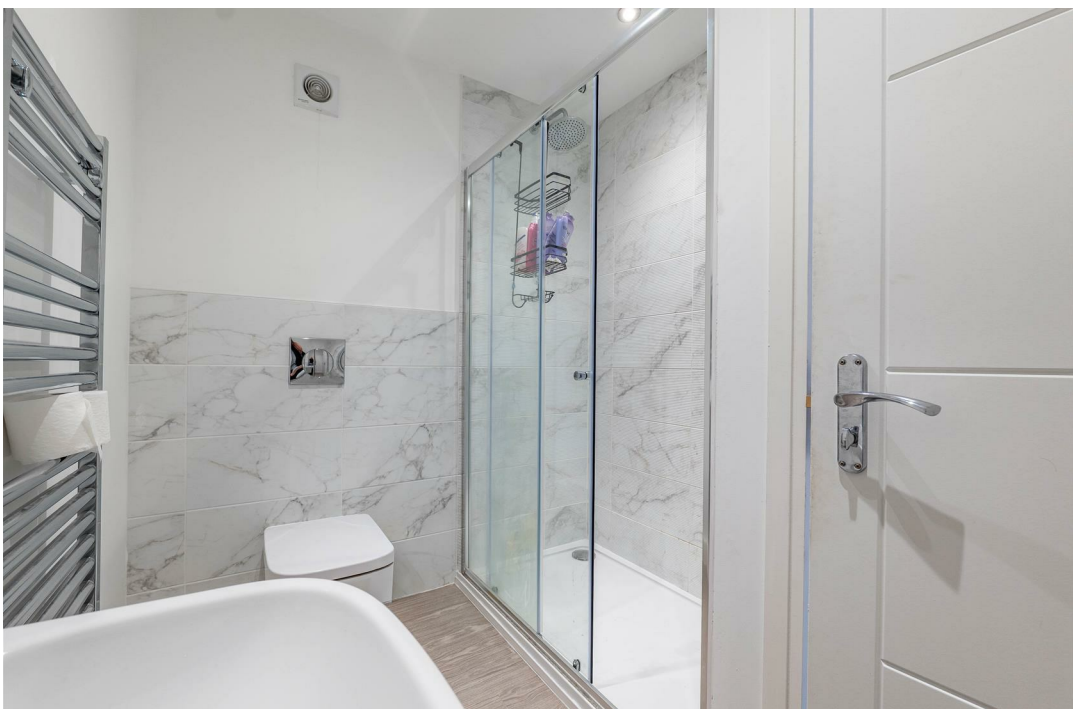
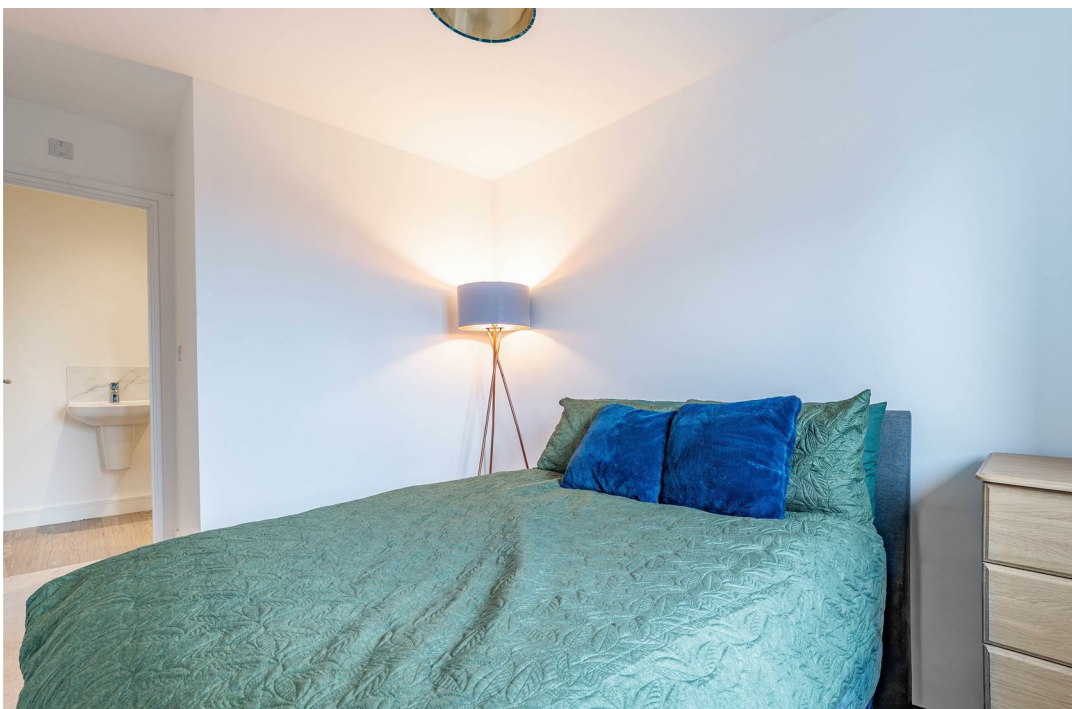
Moving to the first floor, you'll find three well-proportioned bedrooms. The master bedroom benefits from a contemporary ensuite shower room, while bedroom two offers generous space for a double. Bedroom three provides flexibility as a single room or home office. Completing this floor is a sleek three-piece family bathroom.

Externally, the property features a lawned front garden, driveway parking for two vehicles and an electric car charging point. The rear garden is mainly lawned, offering an ideal outdoor space for families.

A beautifully finished home in a sought-after location — early viewing is strongly recommended.





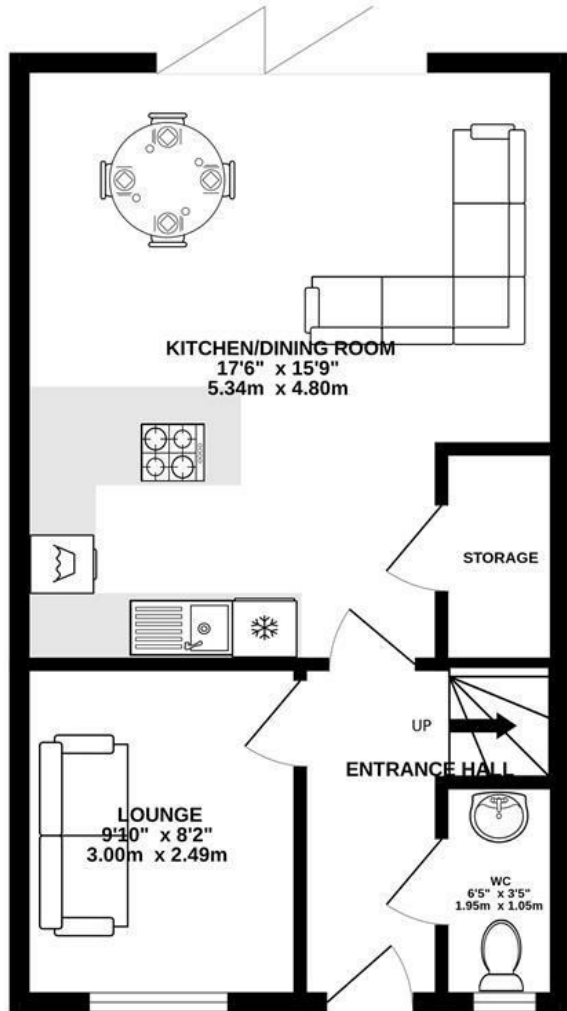




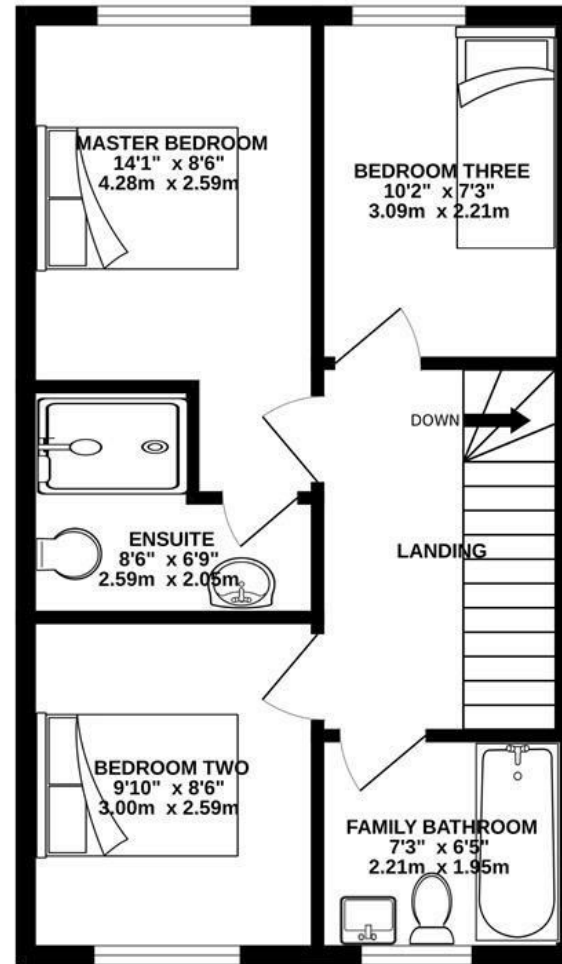




GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

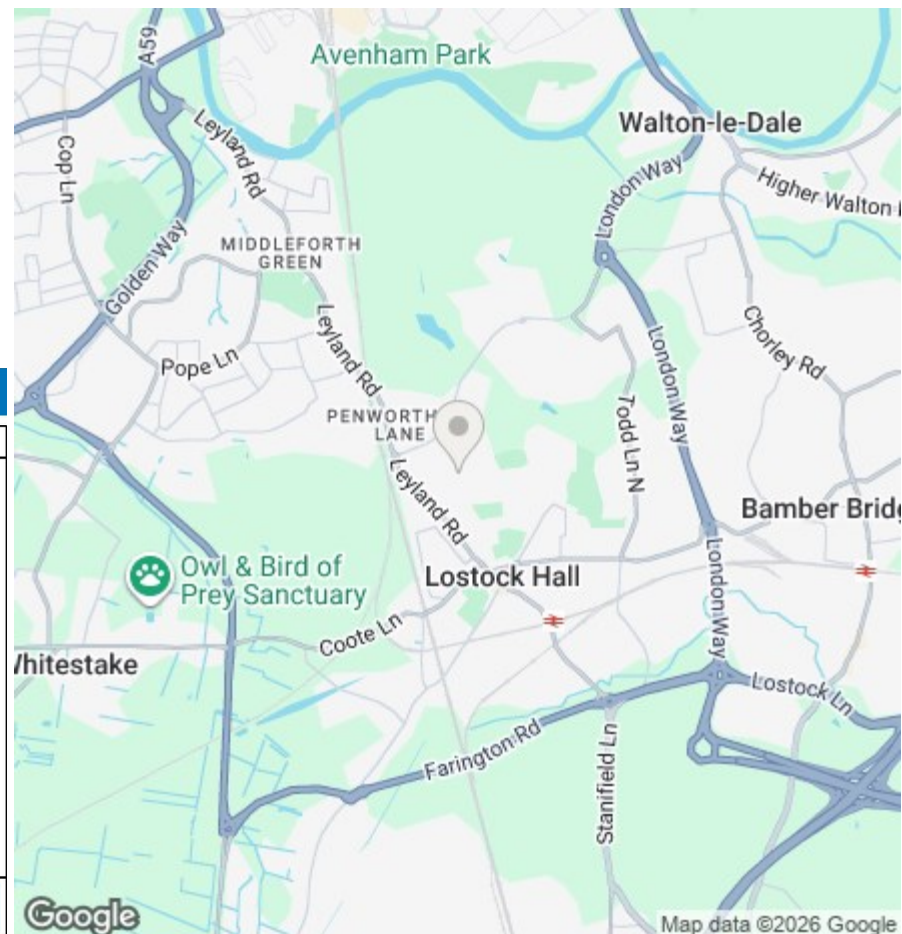


TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

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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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>		<b>96</b>
(81-91) <b>B</b>	<b>84</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 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	