BEN ROSE



Martinfield Road, Penwortham, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, occupying a generous corner plot in the popular area of Penwortham. Offering spacious accommodation throughout, including a particularly impressive kitchen/diner, separate utility room and three well-proportioned bedrooms, this property presents an excellent opportunity for first-time buyers looking for a home with plenty of space and potential to make their own. The generous room sizes and practical layout provide a fantastic foundation for those wishing to personalise their surroundings over time. Penwortham is a popular residential location, offering a good range of local shops, supermarkets, schools, cafés and everyday amenities, with Preston city centre just a short distance away for further shopping, dining and leisure facilities. Regular bus services provide convenient links into Preston and the surrounding areas, whilst nearby Preston railway station offers connections to destinations including Manchester, Liverpool and beyond. The A582 and A59 also provide access to the wider road network, including the M6 and M65, making this a convenient base for commuters. With its spacious layout, generous plot and scope to add your own touches, this home is well worth considering.

Entering through the front door, you arrive in the entrance hall, which benefits from a window allowing natural light into the space. From here, you move through to the large lounge, offering plenty of room for comfortable seating and providing a versatile reception space for relaxing with family or entertaining guests. Continuing through the property, the kitchen/diner is a real highlight, boasting generous proportions, extensive storage and ample space for both cooking and dining. Overlooking the rear garden, this is a practical and sociable space with plenty of potential to create a modern family hub.

Leading off the kitchen is a separate utility room, providing additional space for laundry and household appliances, with direct access to the garden adding further convenience. A downstairs WC completes the ground floor, making the layout particularly practical for everyday living.

Moving upstairs, the property continues to offer generous accommodation, beginning with the spacious master bedroom, which provides plenty of room for bedroom furniture and additional storage. The second bedroom is another comfortable double, ideal for family members or guests, whilst the third bedroom is a particularly good-sized single featuring built-in storage. This additional room could also lend itself well to use as a home office or dressing room, depending on the needs of the new owner. Completing the first floor is a large family bathroom, which benefits from two windows allowing in plenty of natural light. With three versatile bedrooms and a spacious bathroom, the upstairs layout offers flexibility for first-time buyers looking to establish a home that can adapt to their needs.

Externally, the property benefits from off-road parking and a gated front garden, where mature trees and established bushes provide a good degree of privacy alongside a lawned area and pathway leading to the entrance. Occupying a generous corner plot, the home enjoys additional outdoor space compared with many similar properties. To the rear, the garden is a great size and features a lawn alongside mature trees and bushes, creating an established setting with plenty of room for outdoor seating, gardening or future landscaping ideas. The combination of spacious interiors, a separate utility room, downstairs WC and generous gardens makes this a property with plenty to offer. For first-time buyers seeking room to grow and the opportunity to put their own stamp on a home, this is an appealing prospect in a well-connected Penwortham location.






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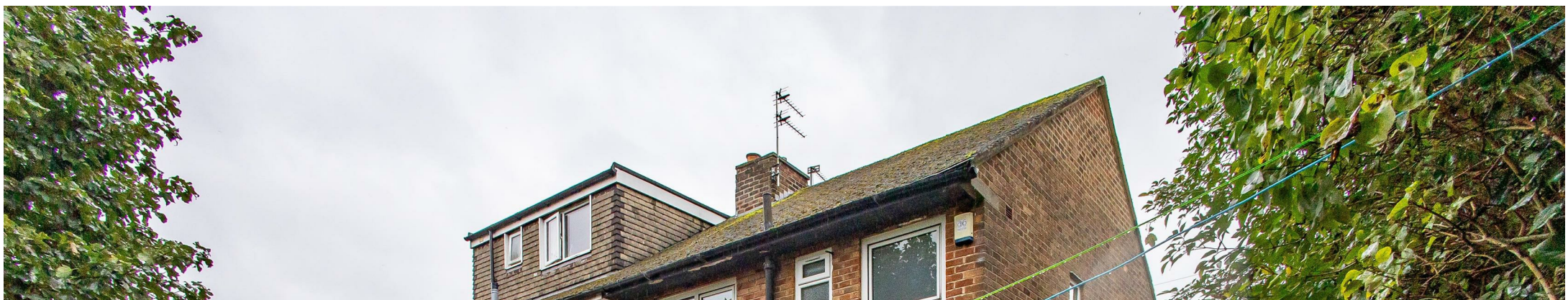














BEN ROSE

GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.

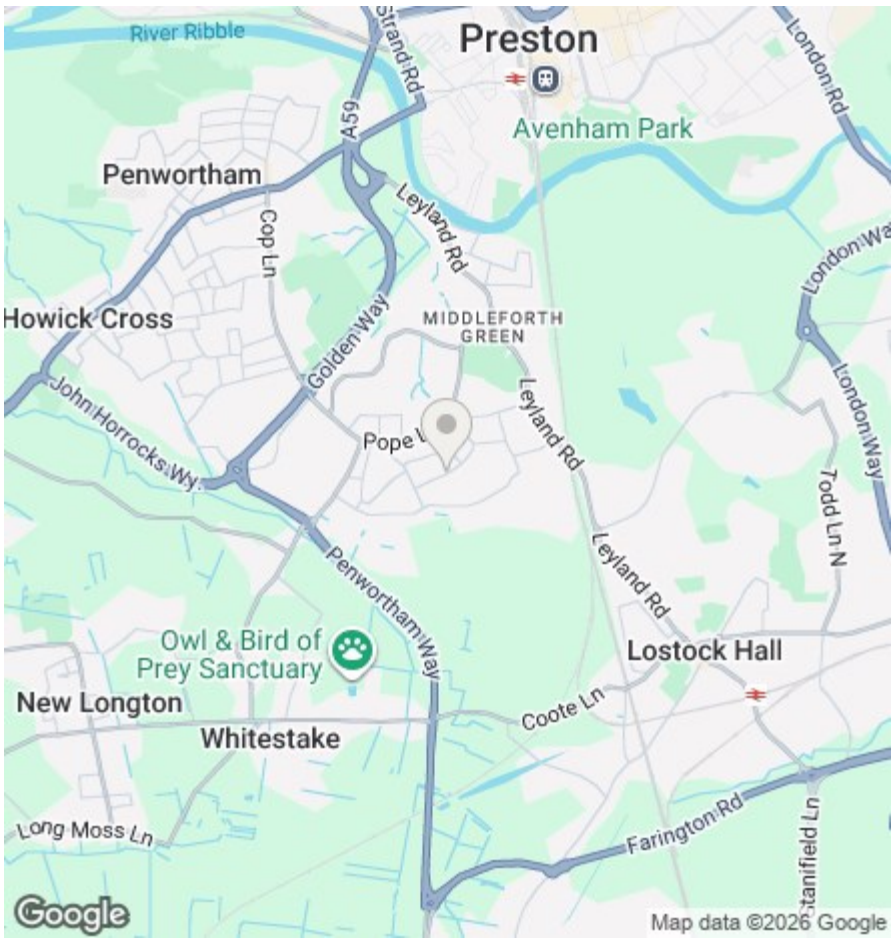
1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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