BEN ROSE



Copper Beeches, Penwortham, Preston

Offers Over £149,950

Ben Rose Estate Agents are pleased to present to market this attractive two-bedroom mid-terraced property, ideally suited to first-time buyers and couples looking to take their first step onto the property ladder. Situated in the popular residential area of Penwortham, the property benefits from a convenient location with a fantastic range of local amenities close by. Penwortham offers a variety of shops, supermarkets, independent cafés, restaurants and pubs, particularly around the popular Liverpool Road area. For those who enjoy the outdoors, Hurst Grange Park provides an excellent nearby green space, whilst Penwortham Leisure Centre offers a range of sporting and fitness facilities. The neighbouring city of Preston is just a short distance away, providing a wider selection of shopping, dining and entertainment options, along with access to Preston Railway Station, which offers direct services to a range of destinations including Manchester, Liverpool and London. There are also regular local bus services connecting Penwortham with Preston and surrounding areas, whilst the nearby A59 and A582 provide convenient road links towards the M6, M61 and M65 motorway networks.

Entering the property, a welcoming vestibule provides access into the spacious and naturally light lounge, offering an inviting setting to relax and unwind. The room benefits from a comfortable layout, with access to the staircase leading to the first floor and a further doorway opening into the equally generous kitchen and dining area. The kitchen is well equipped with a good selection of fitted cupboards and ample worktop space, providing plenty of practicality for everyday cooking and food preparation. There is also sufficient room to accommodate a dining table, making this a versatile space for both everyday meals and entertaining. Double doors overlook the rear garden, allowing natural light to filter through whilst providing convenient access to the outdoor space.

Heading upstairs, the landing provides access to two well-proportioned double bedrooms and the family bathroom. Both bedrooms offer comfortable accommodation, with the master bedroom being particularly spacious and benefiting from dual windows, allowing for plenty of natural light, as well as useful built-in storage. The second bedroom also offers a good amount of space and would make an ideal guest room, additional bedroom or home office depending on the buyer's requirements. Completing the first floor is the three-piece family bathroom, presented to a good standard throughout and providing all the necessary facilities for modern-day living.

Externally, the property benefits from a neatly presented front garden featuring a small lawn, paved walkways and surrounding fencing, creating an attractive and low-maintenance approach to the home. To the rear, there is a paved garden with mature flower beds positioned to either side, offering a pleasant outdoor setting with ample room for garden furniture and outdoor seating. Beyond the rear garden fence, the property also benefits from an additional parking space, providing welcome convenience for residents. Overall, this is a fantastic opportunity to acquire a well-proportioned home in a popular and convenient location, offering comfortable accommodation, useful outdoor space and excellent access to local amenities and transport links. An ideal purchase for first-time buyers and couples alike, early viewing is highly recommended to appreciate everything this property has to offer.


The Classic
no Course


NOVEMBER
beko
LOGIK

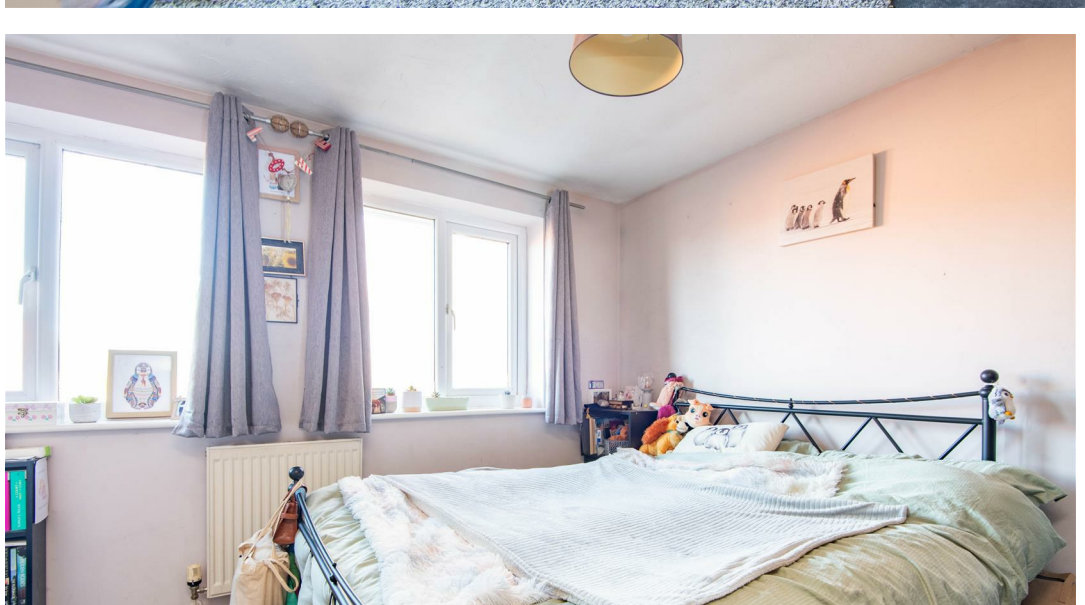


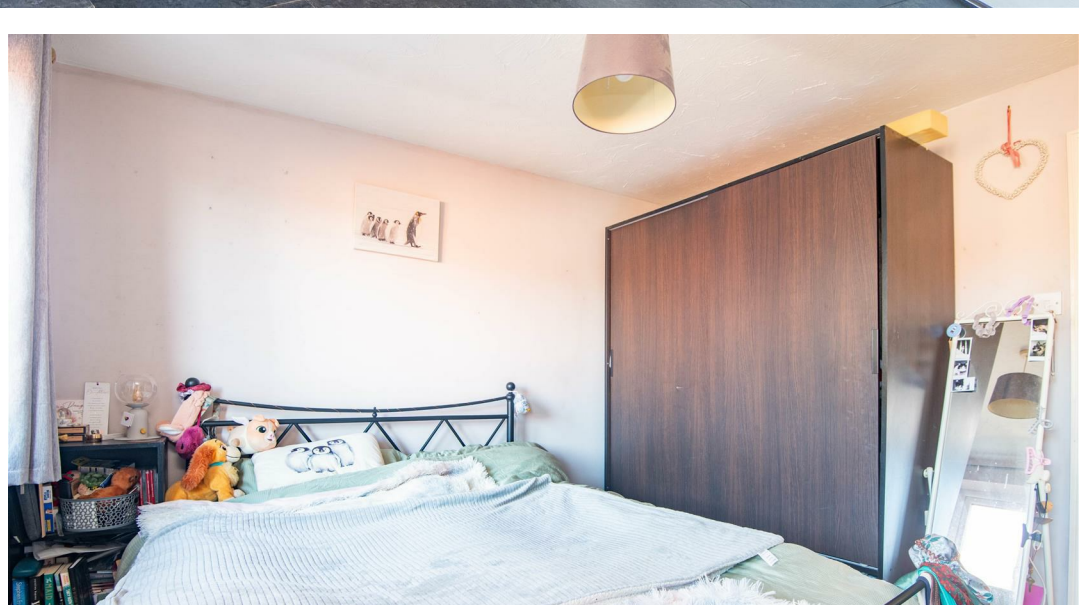







ENJOY THE LITTLE THINGS IN LIFE BECAUSE ONE DAY YOU WILL LOOK BACK AND REALISE THEY WERE THE BIG THINGS
CAT FOOD
RugDoctor
Russell Hobbs








Ultimate Blends
AUSSIE
ELVIVE
Bond Protein Repair
PRONAMEL



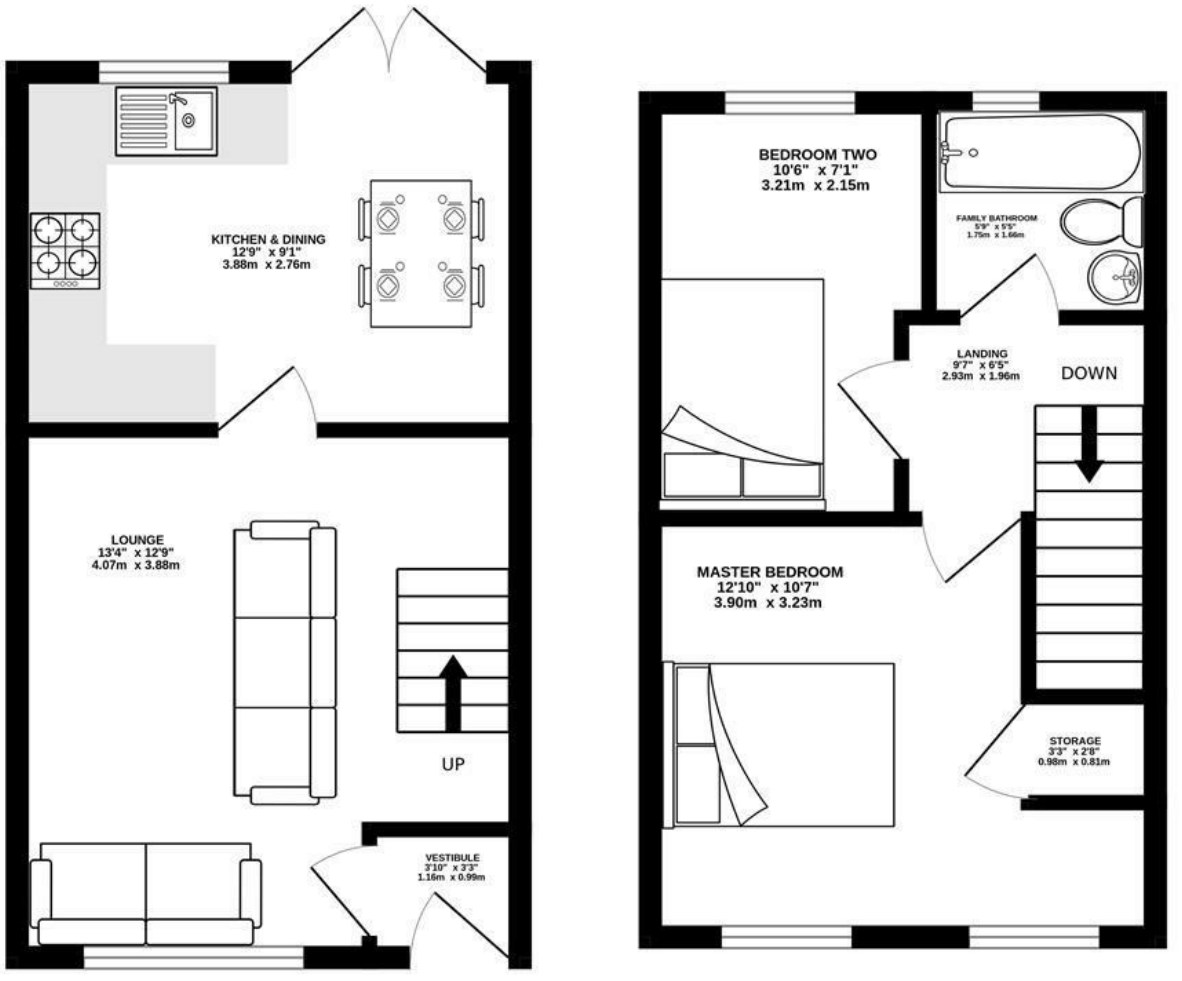



21
22
NO PARKING
MOTORCYCLE
OWNER
Arnold Clark
KIA
RIO

BEN ROSE

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.

1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 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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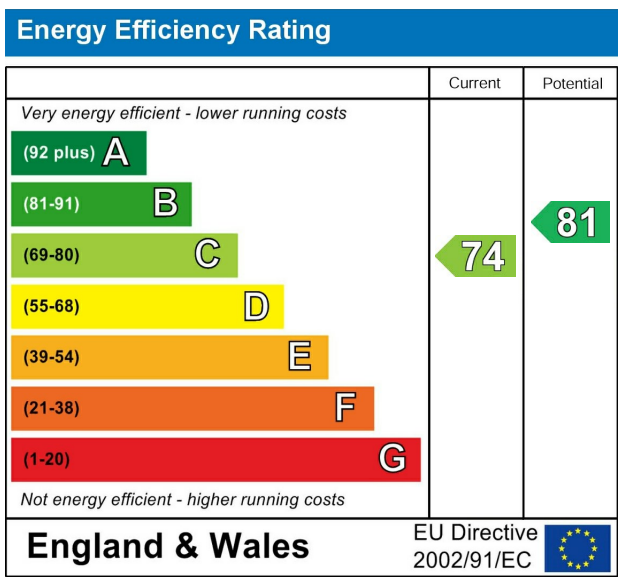

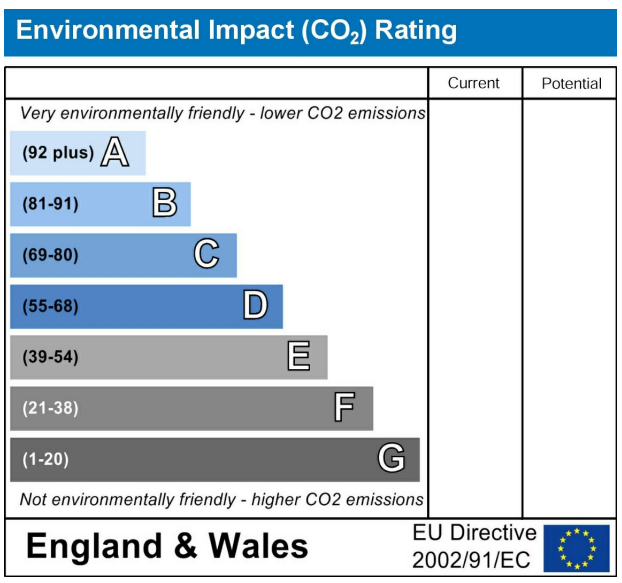

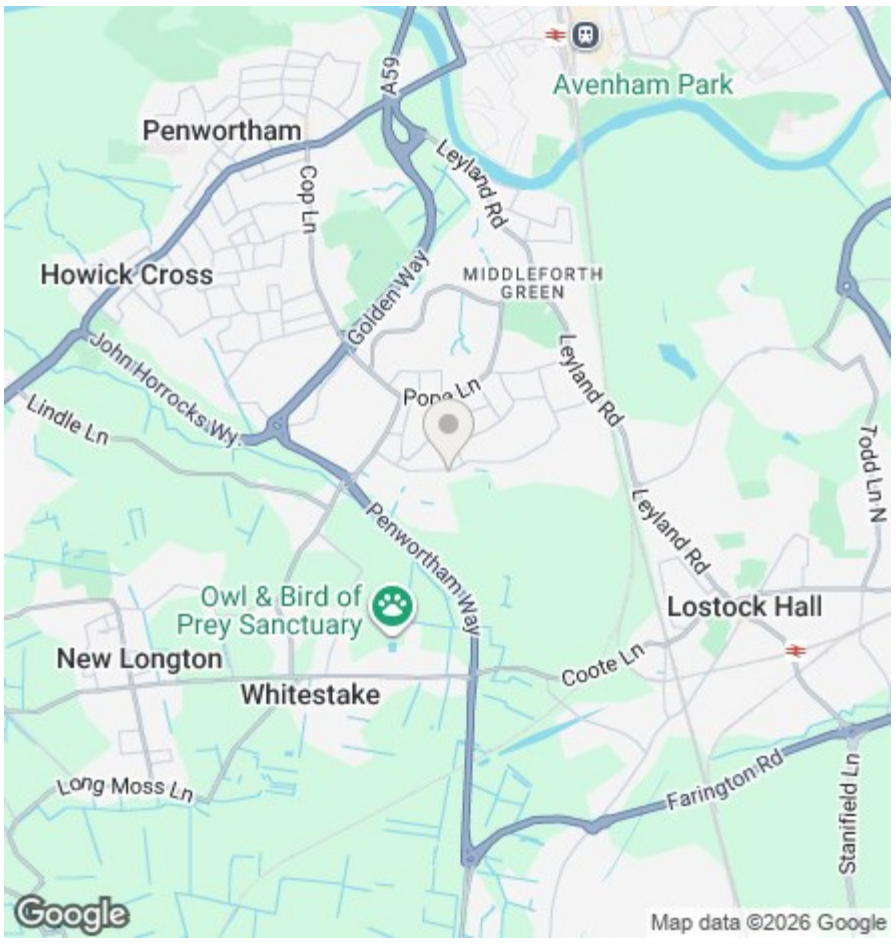

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