



## Stanley Grove, Penwortham, Preston

Offers Over £269,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached home located in the highly sought-after area of Penwortham, Lancashire. This beautifully presented property offers the perfect balance of character and modern living, making it an ideal family home. Nestled in a popular residential area, the home enjoys excellent transport links with easy access to Preston city centre and nearby towns. Excellent bus routes run throughout Penwortham, and Preston Train Station is just a short drive away, offering direct services to Manchester, Liverpool, and beyond. For commuters, the M6, M61, and M65 motorways are all within close reach. Families will also appreciate the highly regarded schools, local parks, shops, and leisure facilities that are all conveniently nearby.

Stepping into the home, you are greeted by a welcoming vestibule, with the staircase located just off. From here, the property flows into a spacious front lounge, which is beautifully enhanced by a feature bay-fronted window and a stunning log burner – perfect for creating a cosy atmosphere during the colder months. The lounge leads into the kitchen/diner, fitted with an integrated dishwasher and fridge/freezer, as well as ample space for a dining table. This family-friendly space also benefits from under stair storage, adding practicality to its appeal. Completing the ground floor is a sizeable conservatory at the rear, providing an excellent additional living space with views over the garden, making it a perfect spot to relax or entertain.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, two of which are comfortable doubles and one a good-sized single – ideal for a child's bedroom, guest room, or home office. The accommodation is completed by a three-piece family bathroom, fitted with an over-the-bath shower, offering convenience for busy family life.

Externally, the property is set back from the road with a driveway providing parking for one car, with additional space available down the side of the home. This leads up to an outbuilding, which doubles as a utility space, providing extra storage and functionality. To the rear, the home boasts a generously sized garden, thoughtfully landscaped to include a lawn and a lovely seating area, ideal for outdoor dining and summer gatherings. Beyond the garden, the home benefits from an open aspect outlook, adding a real sense of space and tranquillity. The property also comes with the exciting advantage of approved plans for a single-storey extension to the side and rear, giving buyers the opportunity to expand the living space further to suit their family's needs.

Planning application: 07/2024/00523/HOH

In summary, this is a delightful family home in a fantastic location, offering spacious living, a beautiful garden, and the potential to extend – making it a superb opportunity for any family looking to settle in Penwortham.









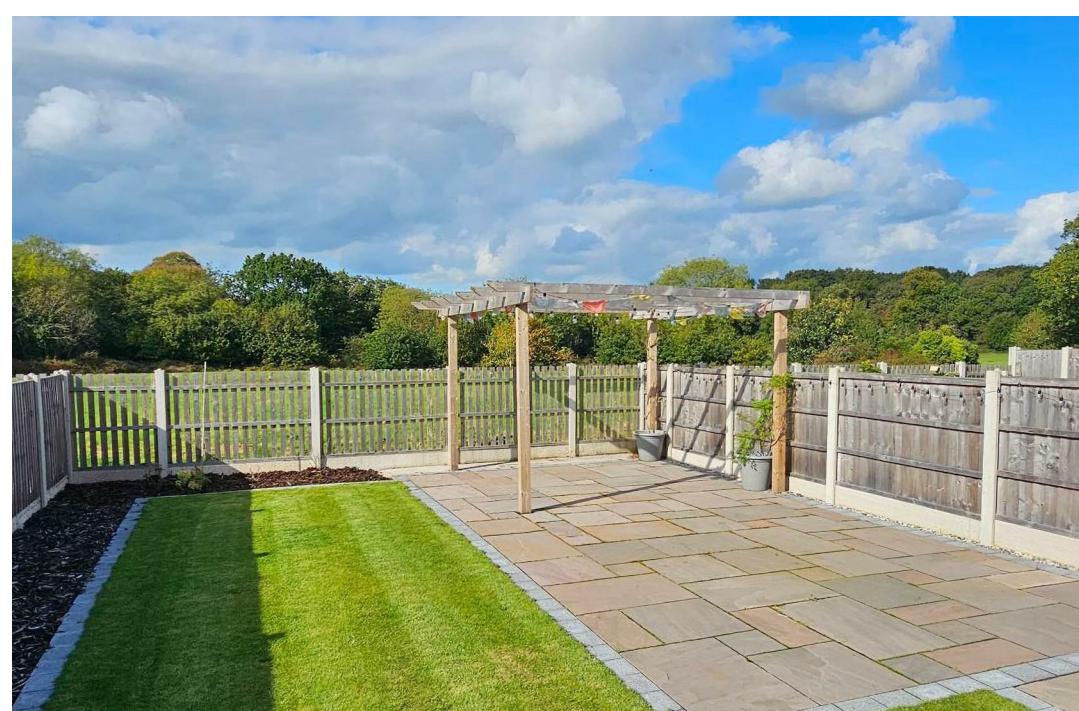






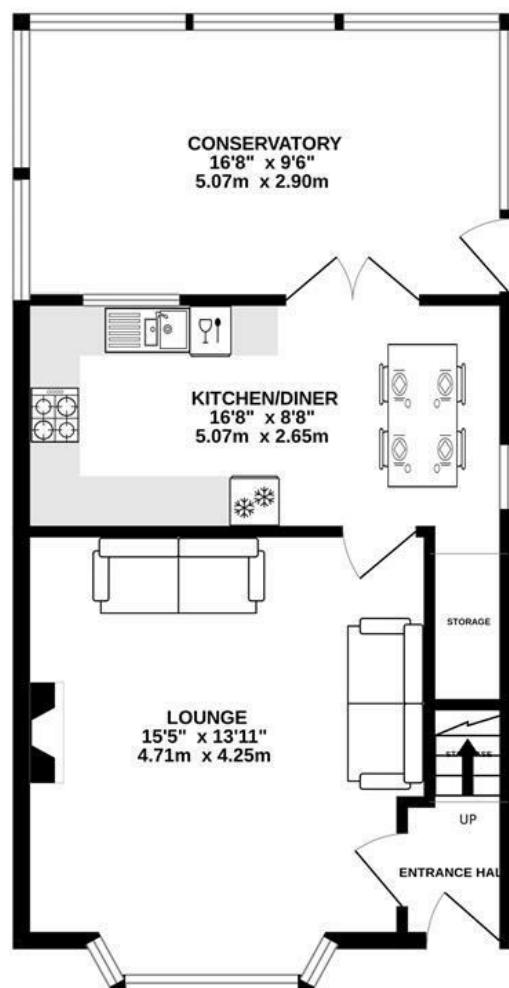




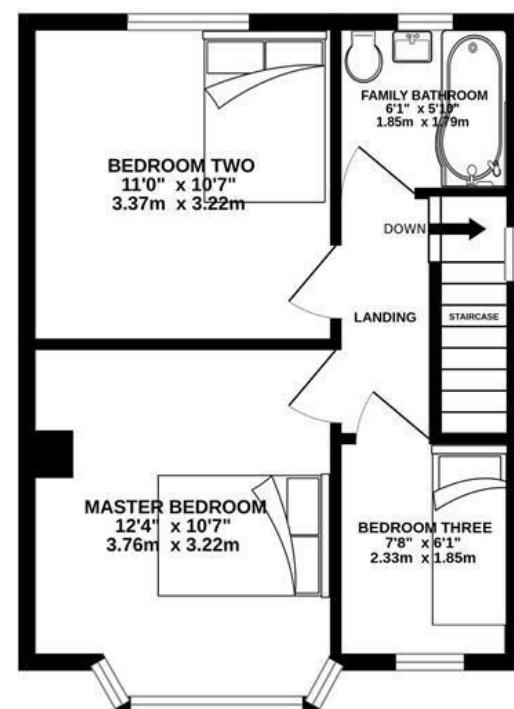
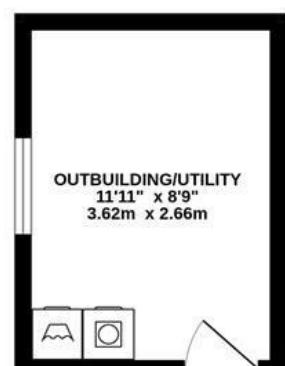


# BEN ROSE

GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



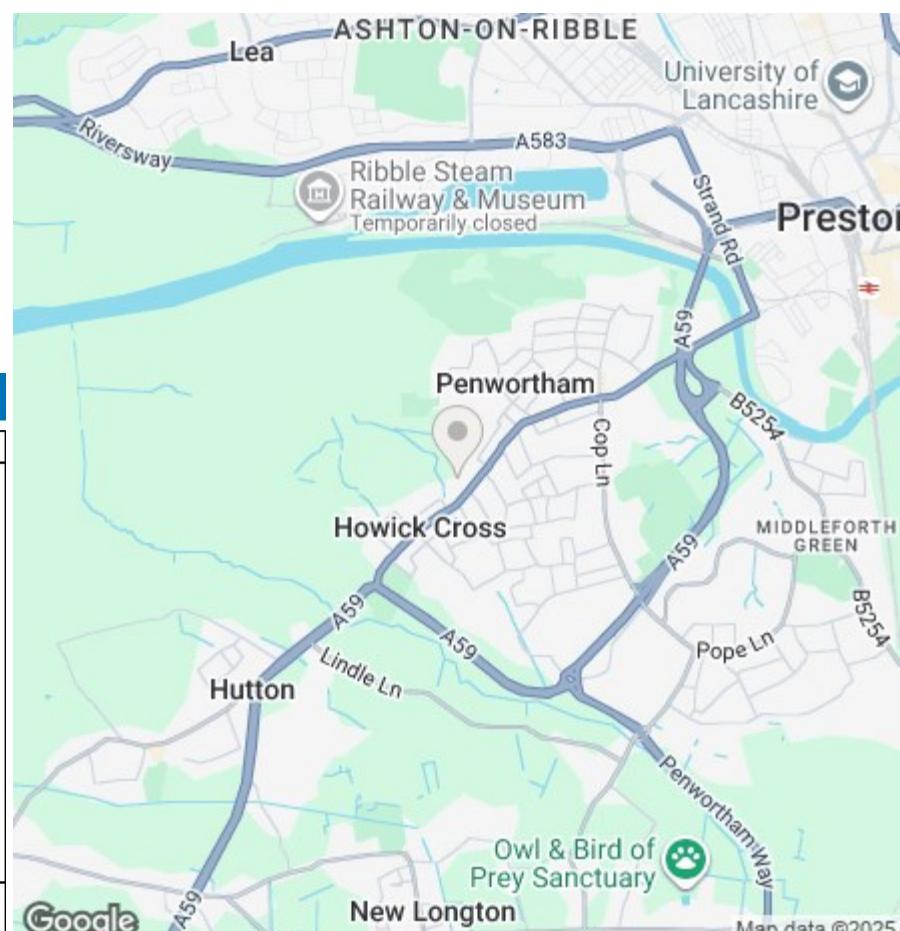
1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 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		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	