BEN ROSE



Eagleton Way, Penwortham, Preston

Offers Over £415,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom detached property, located in the sought-after area of Penwortham. Tucked away on a quiet cul-de-sac, this exceptional home offers spacious and modern living accommodation, making it ideal for families. The property is just a short drive from Preston city centre and is conveniently situated within walking distance of local supermarkets, shops, schools, and amenities. Excellent travel links, including local bus routes and easy access to the M6, M65, and M61 motorways, ensure convenient commuting to surrounding areas. Additionally, a children's play park is located at the end of the lane, further enhancing the family-friendly appeal of this location.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where you will find a convenient downstairs W.C. and a staircase leading to the upper level. To the left, you will enter the spacious lounge, which features a beautiful bay window overlooking the front aspect, alongside double patio doors opening onto the rear garden.

On the opposite side of the hallway is the stunning kitchen/dining room, which has been newly installed to create a fantastic modern family space. The kitchen features sleek gloss units offering ample storage, alongside a range of integrated appliances, including an oven, hob, microwave, and dishwasher. An impressive central island provides additional storage, space for a wine fridge, and seating for up to eight people. Just off the kitchen is a convenient utility room, offering additional storage and space for freestanding appliances, with a single door leading outside. Double doors lead from the kitchen into the bright and airy conservatory at the rear. This provides versatile additional living space, with double patio doors opening directly onto the garden.

Moving upstairs, you will find four well-proportioned bedrooms, with the master bedroom boasting a recently installed en-suite shower room. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front is a private driveway providing off-road parking, with access to the attached double garage. The garage is equipped with power and lighting, with double up-and-over doors to the front and a single access door to the rear.

To the rear is a generously sized garden featuring a well-maintained lawn and spacious patio area with a pergola, creating an ideal space for relaxing or entertaining. The property also benefits from a spacious side return, offering useful additional outdoor space or storage, alongside access to a secluded additional patio area.

Early viewing is highly recommended to fully appreciate the space, quality, and location this property has to offer.


MIND THE GAP

















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TOILET Rules



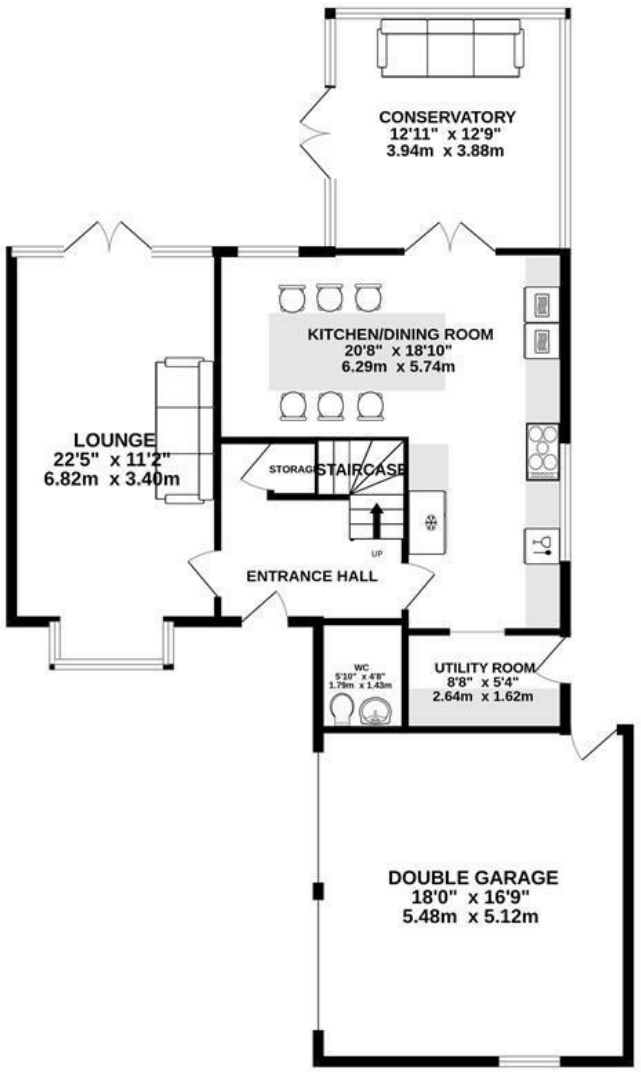




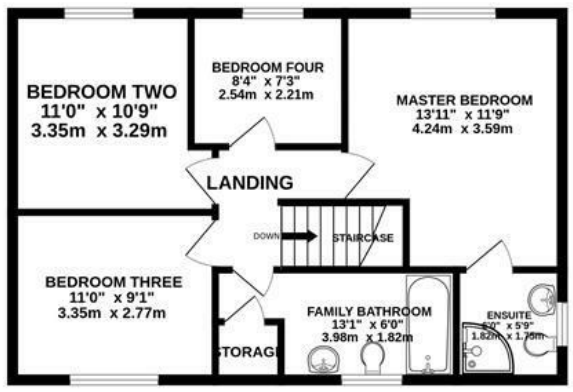


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GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.



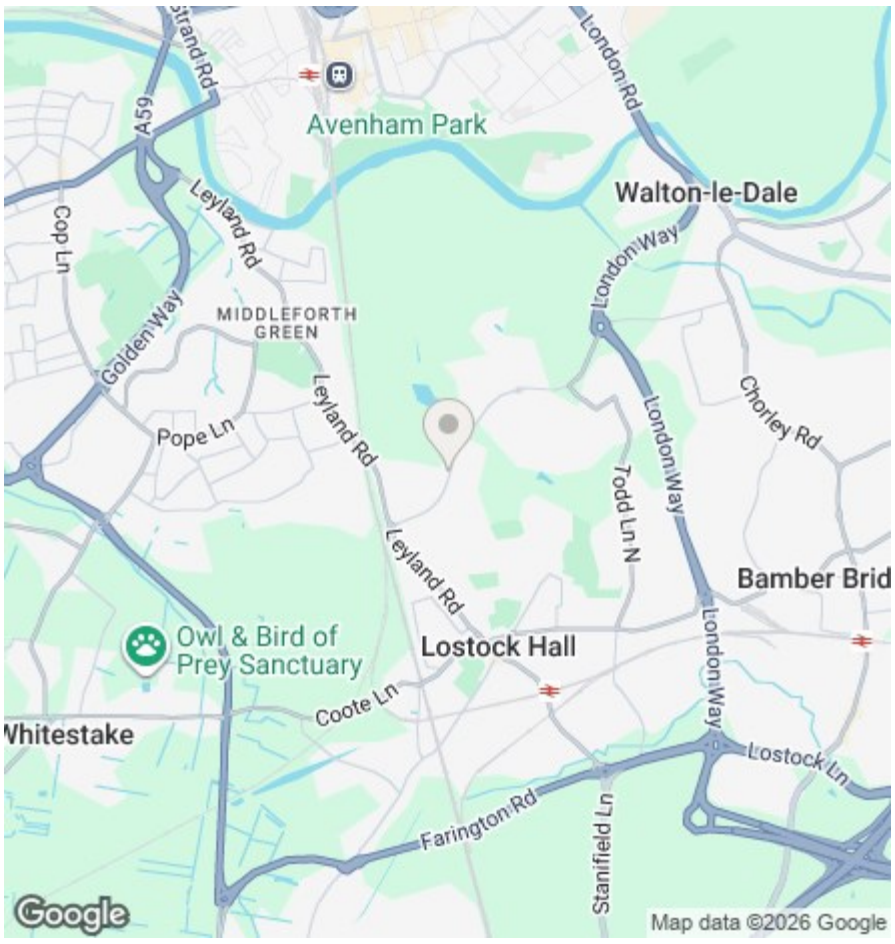
1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.

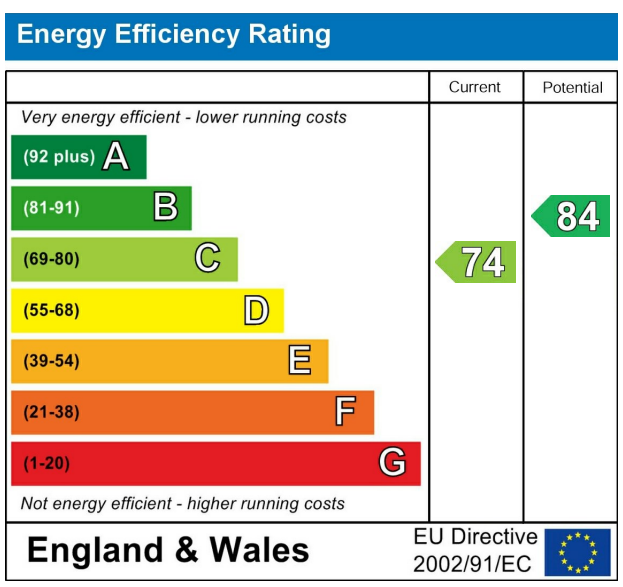


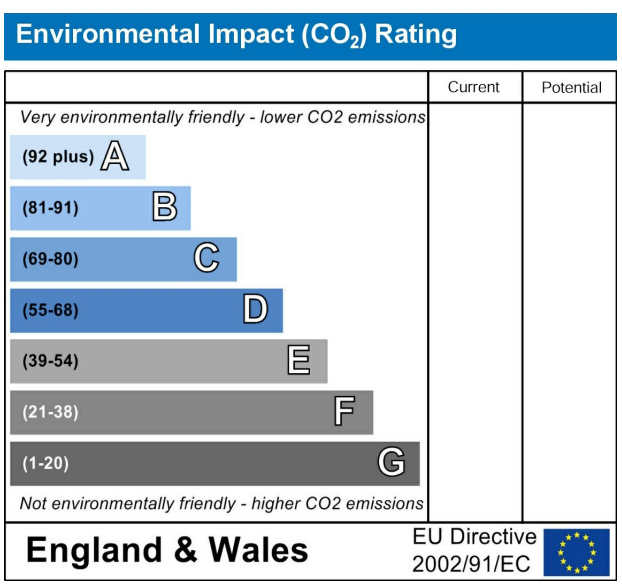
TOTAL FLOOR AREA : 1753 sq.ft. (162.8 sq.m.) approx.

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.







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