



**Cloughfield, Penwortham, Preston**

**Offers Over £159,950**

Ben Rose Estate Agents are pleased to present this well-maintained two-bedroom semi-detached home, ideally situated in a quiet cul-de-sac right in the heart of Penwortham. This attractive property is an excellent choice for first-time buyers, small families, or those seeking a solid buy-to-let investment. Its desirable location offers the best of both worlds—peaceful residential surroundings with the vibrant city of Preston just a short distance away. Residents benefit from easy access to a wide range of local amenities, including highly regarded schools, supermarkets, and shops, along with superb transport links. The nearby train stations and proximity to the M6 and M65 motorways make commuting and travel highly convenient. Early viewing is strongly advised to avoid missing out on this appealing opportunity.

Entering the house you are greeted by a welcoming entrance hall. To the left is the kitchen with ample worktop space and room for freestanding appliances as well as integrated ones. To the rear is the lounge with an open staircase. A feature fireplace creates a cosy focal point and double patio doors allow for seamless indoor outdoor access and flood the room with natural light.

Moving to the first floor you will find two well appointed bedrooms with the master bedroom boasting large fitted wardrobes for additional storage. Completing the floor is the family bathroom with an over the bath shower.

Externally the property features a private rear garden. To the front is a two car driveway offering off the road parking. Overall this home would make an ideal choice for first time buyers or couples alike looking to live in a quiet yet well connected area.







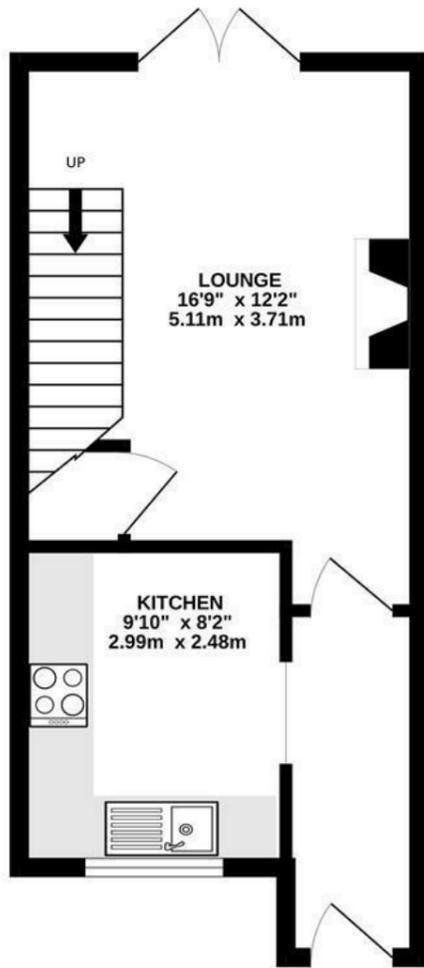




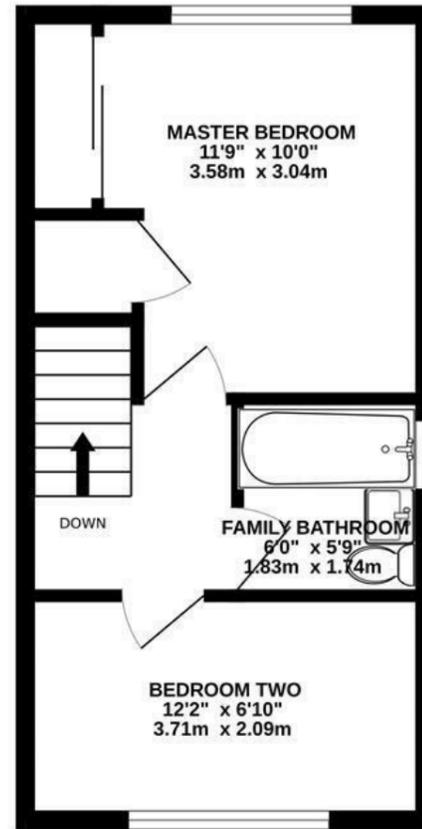


# BEN ROSE

GROUND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.

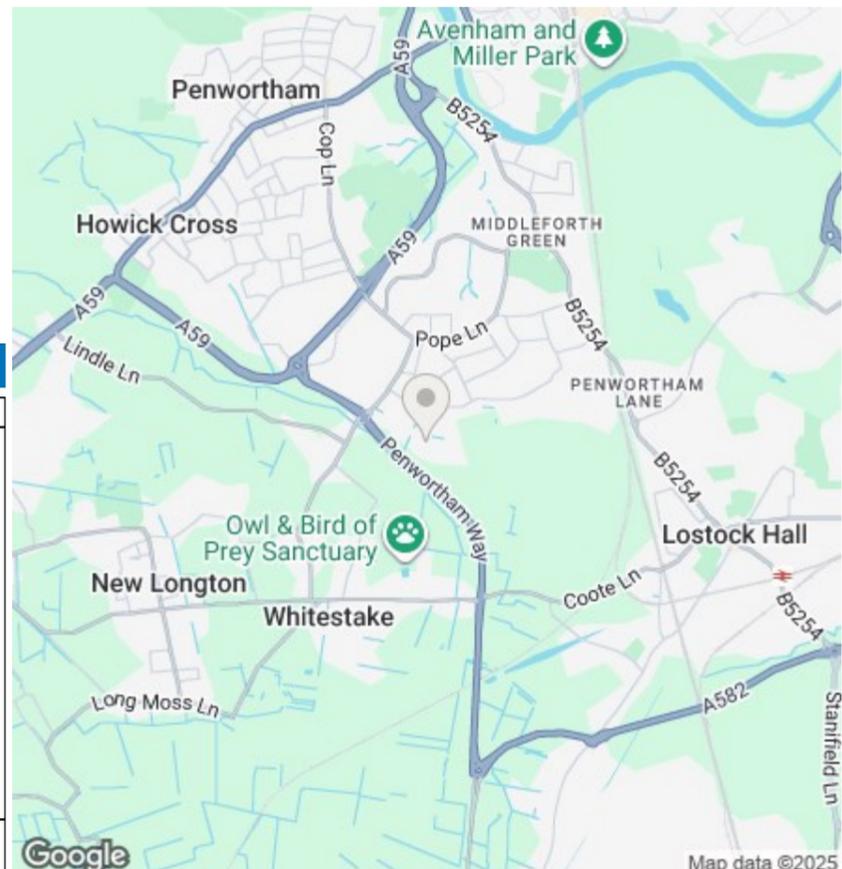


TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.

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>		
(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 energy efficient - higher running costs		
	<b>60</b>	<b>84</b>
<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	