



## Aspels Nook, Penwortham, Preston

Offers Over £209,950

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom semi-detached bungalow, located in the popular residential area of Penwortham and offered with NO CHAIN. The home is perfectly positioned close to the city of Preston and is surrounded by excellent local schools, supermarkets, and amenities. The property also benefits from superb transport links, with nearby train stations and easy access to both the M6 and M65 motorways.

The home has been recently refurbished throughout, featuring new carpets, interior doors, and neutral décor. It was rewired within the last 10 years and also benefits from a recently-renewed boiler.

Stepping into the property, you are welcomed into a bright entrance hallway that provides access to most of the rooms. To the right, you'll find the spacious lounge, complete with a feature fireplace and a large window overlooking the front aspect. On the opposite side of the hallway is the kitchen, equipped with an integrated oven and hob. The kitchen also provides access to a convenient utility/ sun room, offering additional space for freestanding appliances and a single door leading out to the rear garden.

Continuing through the home, you'll find two well-proportioned double bedrooms, with the master bedroom benefiting from built-in storage. A modern three-piece shower room completes the internal accommodation.

The property also boasts a fully boarded loft with a pull-down ladder, providing excellent additional storage space and offering potential for conversion into further living accommodation.

Externally, the front of the property features a well-maintained lawn and a private driveway providing off-road parking. To the rear, you'll find a generously sized, south-facing garden, fully flagged for low maintenance and complete with a convenient storage shed.

Early viewing is highly recommended to avoid disappointment.







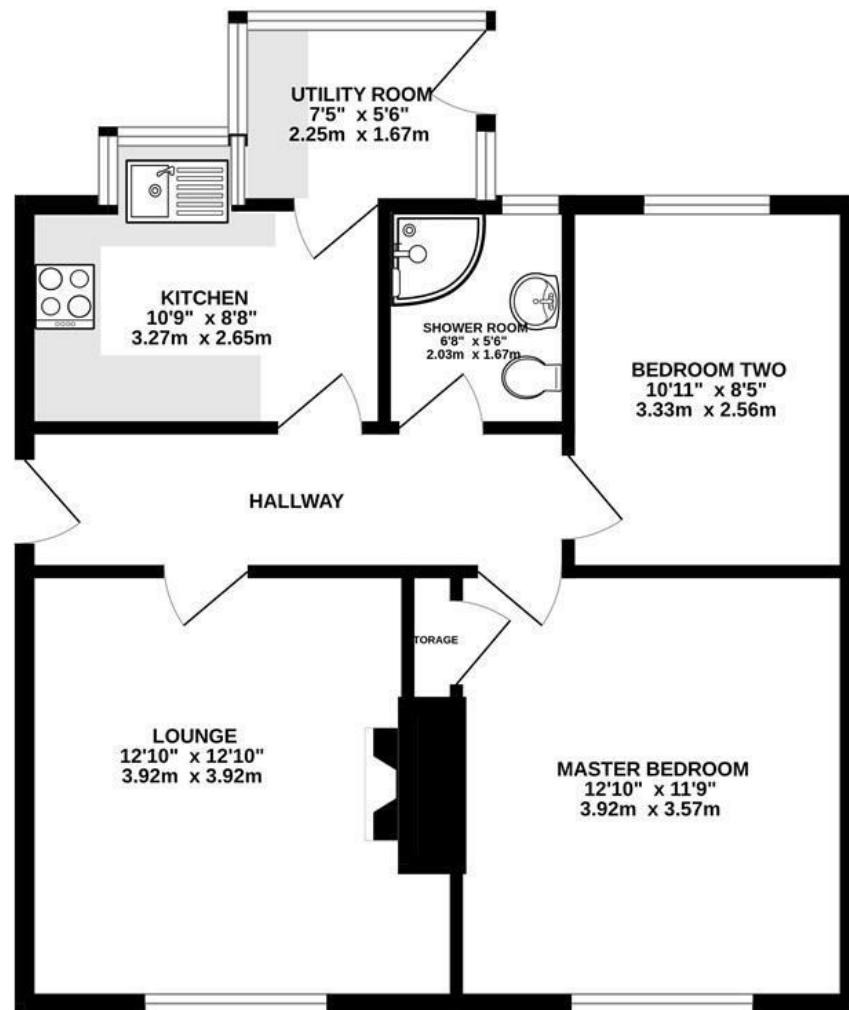






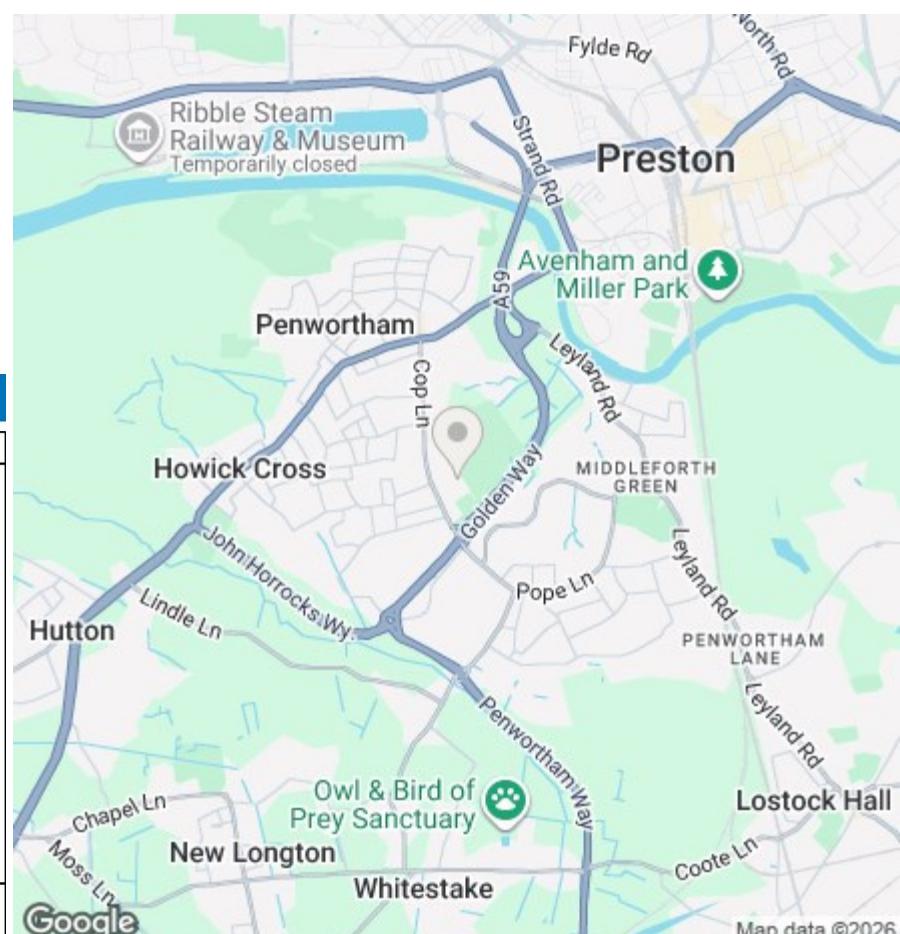
# BEN ROSE

GROUND FLOOR  
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.8 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.



| Energy Efficiency Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(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 <sub>2</sub> ) Rating                               |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 |           |