



**Rookery Drive, Penwortham, Preston**

**Offers Over £199,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented two double bedroom semi-detached home, located in the highly sought-after area of Penwortham. This well maintained and thoughtfully updated property offers bright, spacious accommodation throughout and is ideally suited to couples and families looking for a home that is truly ready to move into. Penwortham is renowned for its strong community feel, excellent local schools, independent shops, cafés and supermarkets, all within easy reach. The property also benefits from superb transport links, with regular bus routes, easy access to Preston city centre, and nearby connections to the A59, A582 and M6 motorway network, making it perfect for commuters travelling to Preston, Chorley and surrounding areas.

Upon entering the property, you are welcomed into a spacious entrance hall which immediately sets the tone for the rest of the home, providing a bright and inviting space with stairs leading to the first floor. To the front, a very large lounge is flooded with natural light from a huge window and features a fireplace, creating a warm and comfortable main living area. The modern fitted kitchen offers an excellent range of storage units, generous worktop space and benefits from two windows, allowing plenty of light to flow through. To the rear is a separate dining room, with double doors opening directly onto the rear garden, making it ideal for both everyday living and entertaining. Completing the ground floor is a second double bedroom, currently used as a home office, but comfortably able to accommodate a double bed, offering flexible living options.

To the first floor, the property continues to impress with a generous bright master bedroom, complete with fitted wardrobes providing excellent storage solutions. Also located on this level is a well proportioned and modern shower room, finished to a high standard. From this floor there is also access to useful eaves storage, adding valuable additional space and practicality.

Externally, the home is equally well presented. To the front, there is a charming low-maintenance garden laid with stone, along with off-road parking for two vehicles. To the side of the property is a covered car porch, offering sheltered access to the front door, as well as a garage with an up-and-over door. To the rear, the property boasts a beautifully maintained garden featuring a combination of flagged patio areas, decorative stone and established shrubbery, creating a private and attractive outdoor space ideal for relaxing or entertaining. In conclusion, this is a stylish, well cared for home in a prime Penwortham location, offering versatile living space, excellent presentation throughout and a true move-in ready opportunity for its next owners.























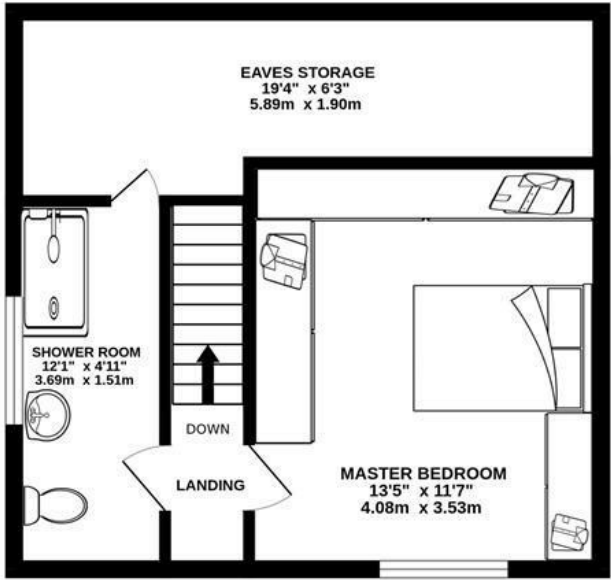
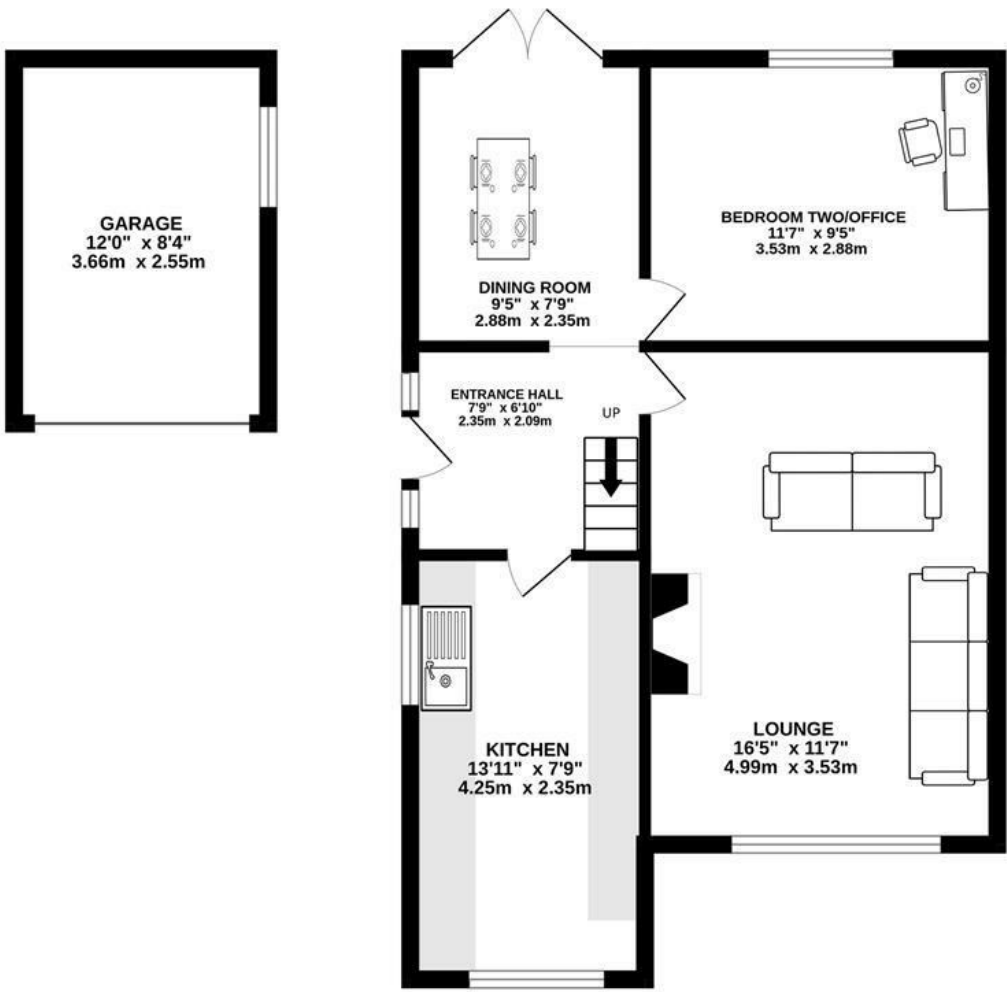




# BEN ROSE

GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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) 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<br>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<br>2002/91/EC |



