



Charnley Close, Penwortham, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace home situated in the highly sought-after area of Penwortham, Preston. This well-proportioned property offers comfortable living spaces throughout and would make an ideal purchase for families or those looking to settle in a friendly and well-connected neighbourhood. Penwortham is renowned for its excellent local amenities, including a variety of shops, supermarkets, cafés and well-regarded schools, all within easy reach. The area also benefits from convenient transport links, with regular bus routes nearby, easy access to Preston city centre, and excellent motorway connections via the M6 and M65. Preston Train Station is also within a short drive, providing direct rail services to major cities including Manchester, Liverpool and London.

Upon entering the home, you are welcomed into an inviting entrance hall that flows naturally into the spacious lounge. This bright and airy living area benefits from windows to both the front and rear, allowing plenty of natural light to flood the room and creating a warm and comfortable space for relaxing or entertaining. Moving further through the ground floor, you'll find the kitchen which provides ample room for dining, making it a practical hub for everyday family life. The entrance hall also offers access to a convenient ground floor WC and the staircase leading to the first floor.

Heading upstairs, the landing provides access to all three bedrooms. The main bedroom is a generous double and features useful built-in storage along with a traditional fireplace that adds character to the room. The remaining two bedrooms are well-suited for family living and can easily serve as children's rooms, guest accommodation, or even a home office if required. Completing this floor is the three-piece family bathroom, fitted with a bath, wash basin and WC.

Externally, the property continues to impress. To the front, there is a good-sized gated yard that provides a private and welcoming entrance to the home. At the rear, the garden offers a pleasant outdoor space with a paved seating area, lawn, and mature flower beds that add colour and charm throughout the seasons. A small pond further enhances the garden's character, while the space is fully fenced for privacy. Additionally, there is a useful outbuilding with plumbing, ideal for use as a utility room, along with a coal shed providing further storage. The property also benefits from solar panels, helping to improve energy efficiency. Altogether, this home offers a fantastic opportunity for families seeking comfortable living in a desirable and well-connected location.









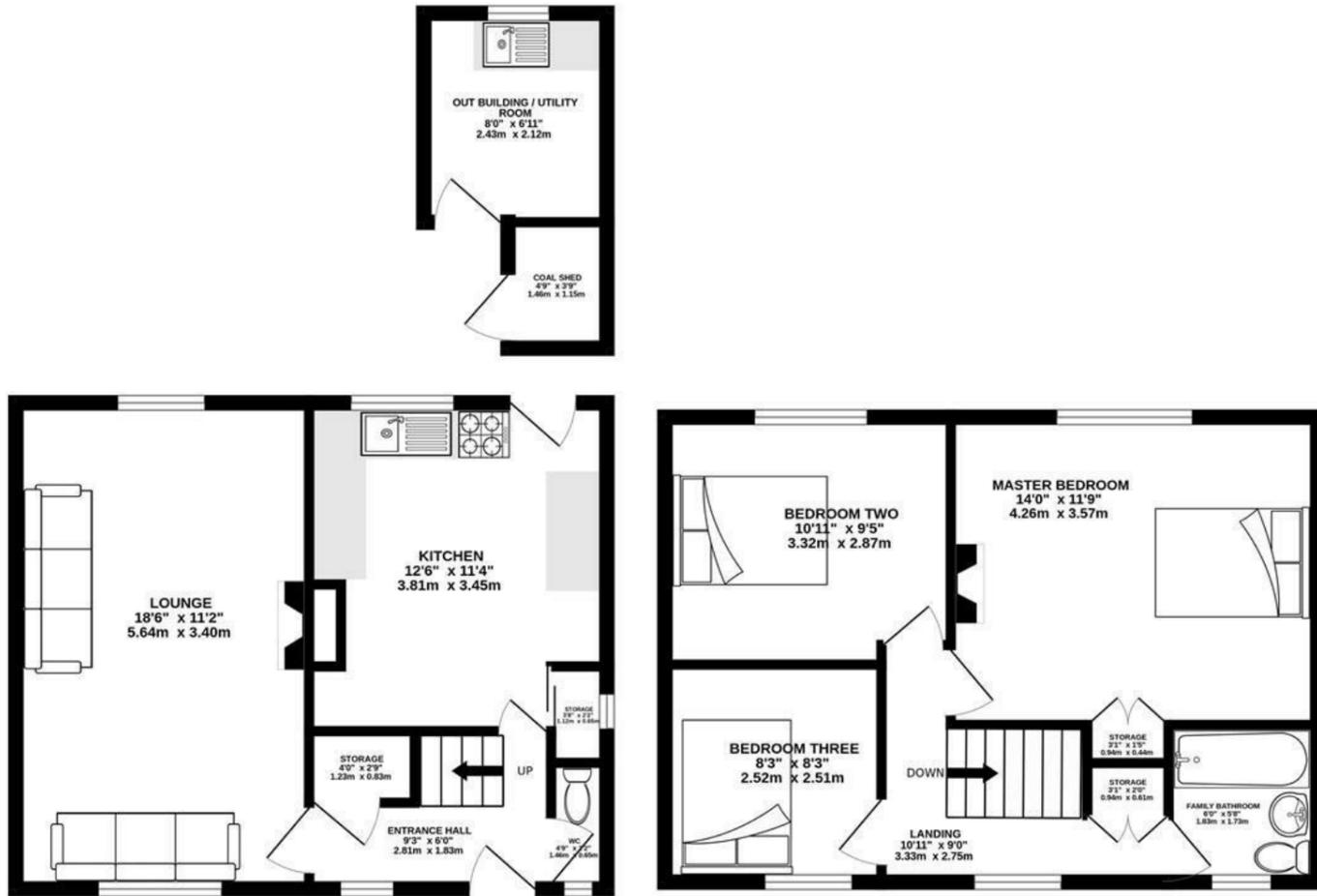




BEN ROSE

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

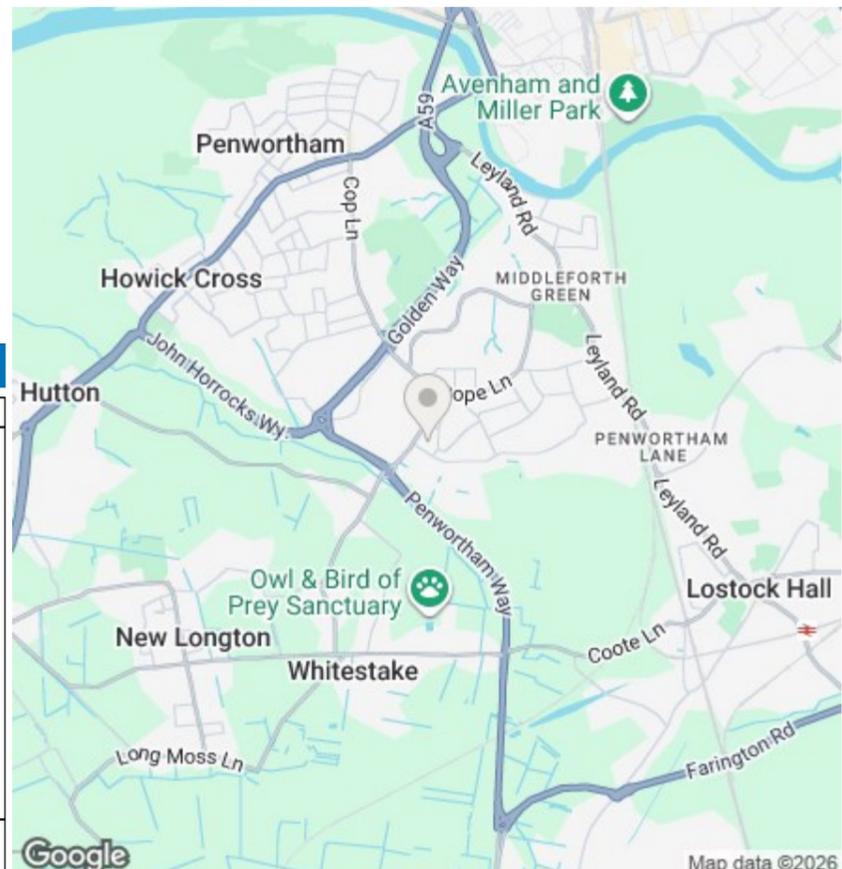


TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.

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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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 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	