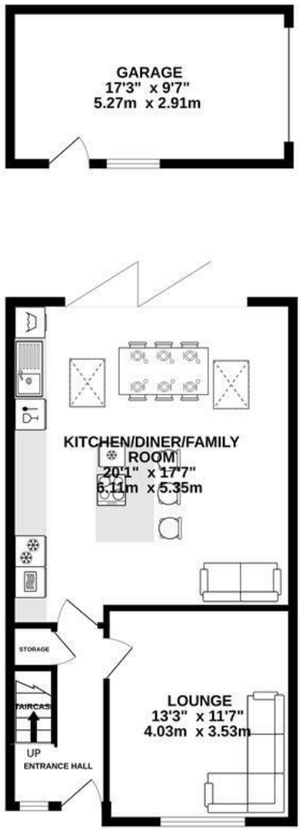
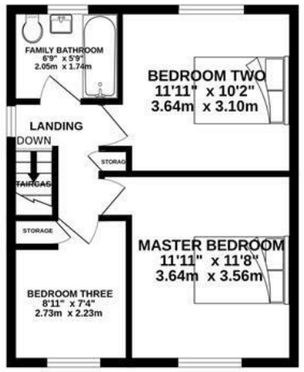
GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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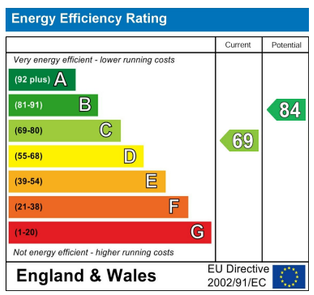
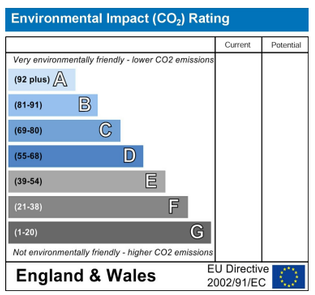
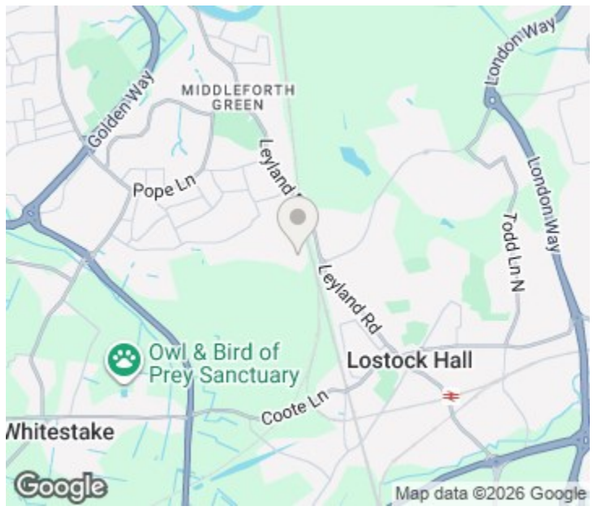
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







BEN ROSE

Sumpter Croft, Penwortham, Preston — Offers Over £269,950

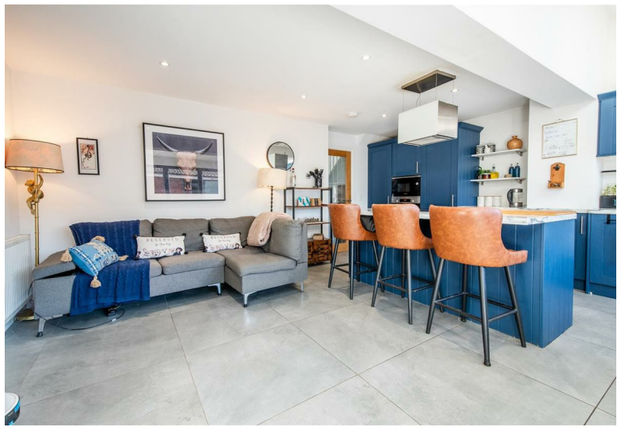
Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom detached property, occupying an enviable corner plot in the sought-after residential area of Penwortham. This lovely home would make an ideal choice for families, offering versatile and well-proportioned living accommodation throughout. The property is conveniently located close to a range of superb local schools, supermarkets, and everyday amenities, while also being within easy reach of Preston city centre. Fantastic travel links are also available via nearby train stations and convenient access to the M6 and M65 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the right, you will enter the spacious lounge, positioned towards the front of the home and featuring a large window overlooking the front aspect, creating a bright and comfortable living space.

Moving through the home, you will enter the stunning open-plan kitchen/diner/family room. This impressive space features a contemporary fitted kitchen with a range of integrated appliances, including a fridge, freezer, oven, hob, dishwasher, microwave, washing machine, and wine fridge, all centred around a stylish island with breakfast bar seating. There is ample space for a large family dining table alongside a separate seating area, while bi-folding doors open directly onto the rear garden, creating a beautiful connection between the indoor and outdoor spaces. The room is further enhanced by recently fitted, hard-wearing tiled flooring.

Moving upstairs, you will find three well-proportioned bedrooms, along with the modern three-piece family bathroom, with an over-the-bath shower.

T 01772 737 873 | W WWW.BEN-ROSE.CO.UK | E LONGTON@BEN-ROSE.CO.UK | 178 LIVERPOOL ROAD, LONGTON PR4 5PB



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