



Fitchfield, Penwortham, Preston

Offers Over £184,950

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property located in the sought-after village of Penwortham. This property would make an ideal choice for first-time buyers, offering easy accessibility to surrounding villages and convenient proximity to the city of Preston. Penwortham is surrounded by superb local schools, supermarkets, and amenities, making it an ideal location for families. Viewing at earliest convenience recommended to avoid any potential disappointment.

Stepping into the property, you will find yourself in a welcoming entrance hallway with stairs leading to the upper level. Through double glass-panelled doors on the left is the spacious lounge, featuring a large front-facing window that allows plenty of natural light. Convenient understairs storage is accessible from here. Continuing through, you will enter the modern kitchen, which features sleek wall and base units with complementing work surfaces, an integrated fridge, freezer, oven, induction hob, and dishwasher, and additional space for a freestanding washing machine. All of this is set around a beautiful central island. The kitchen boasts underfloor heating, and the garden can be accessed via double patio doors.

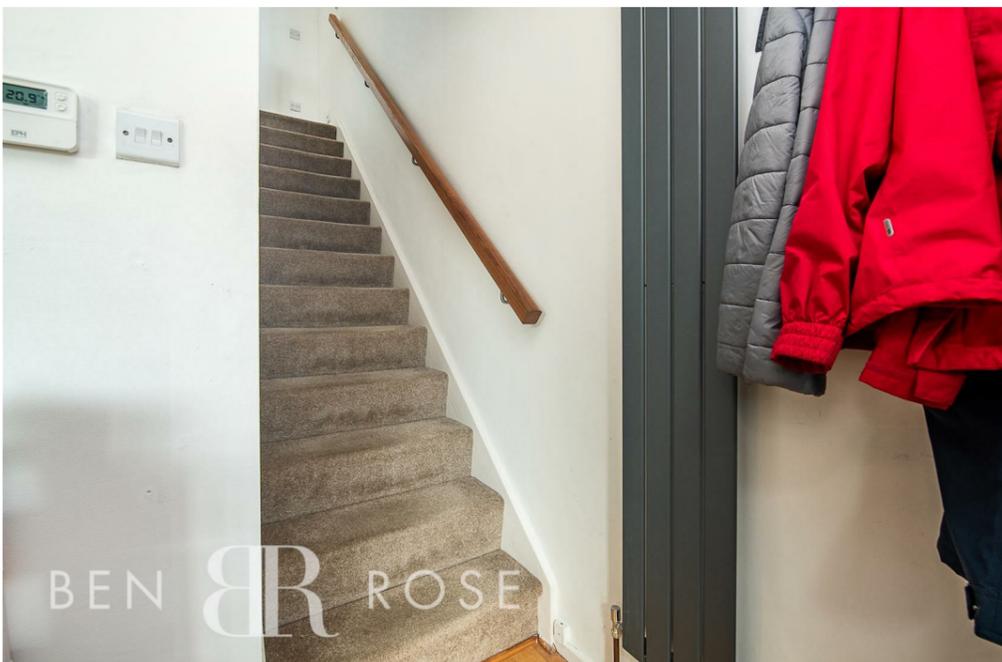
Moving upstairs, you will find three well-proportioned bedrooms, which feature space-saving sliding pocket doors. Additional storage is available on the landing, where the newly fitted boiler is housed. The boiler was installed in April and has a five-year warranty. The three-piece shower room completes this floor.

The property also includes a fully boarded attic with a convenient pull-down ladder.

Externally, at the front of the property is a well-maintained lawn alongside a single driveway. A convenient carport can be found at the side of the property, equipped with plug sockets. To the rear of the car port is a single detached garage featuring dual access with electric door and power. The generously sized rear garden features a lawn and a raised wooden decking area, perfect for garden furniture and enjoying the outdoors.

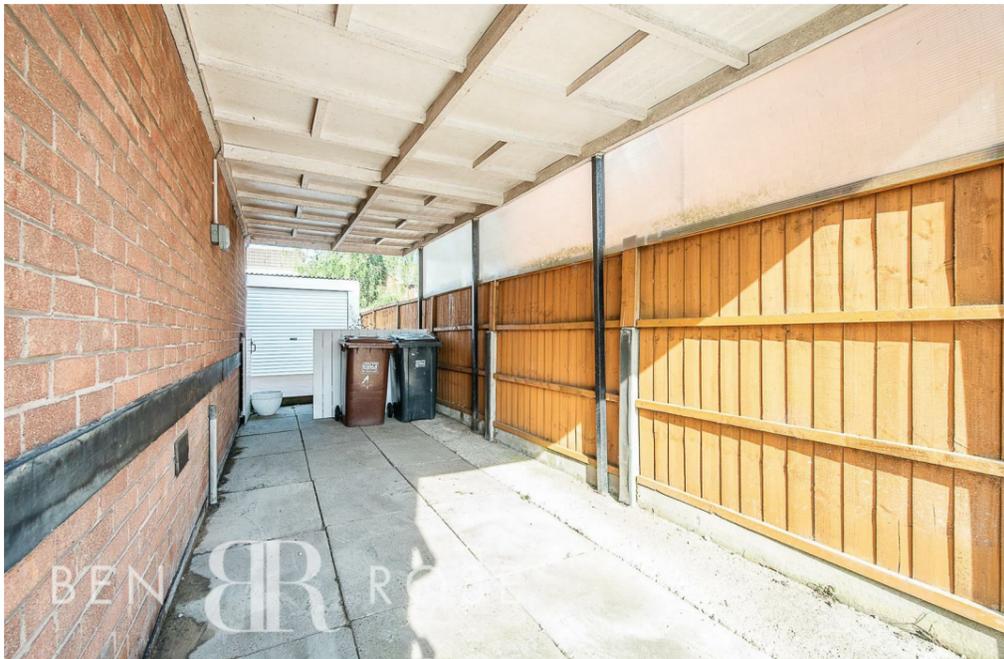




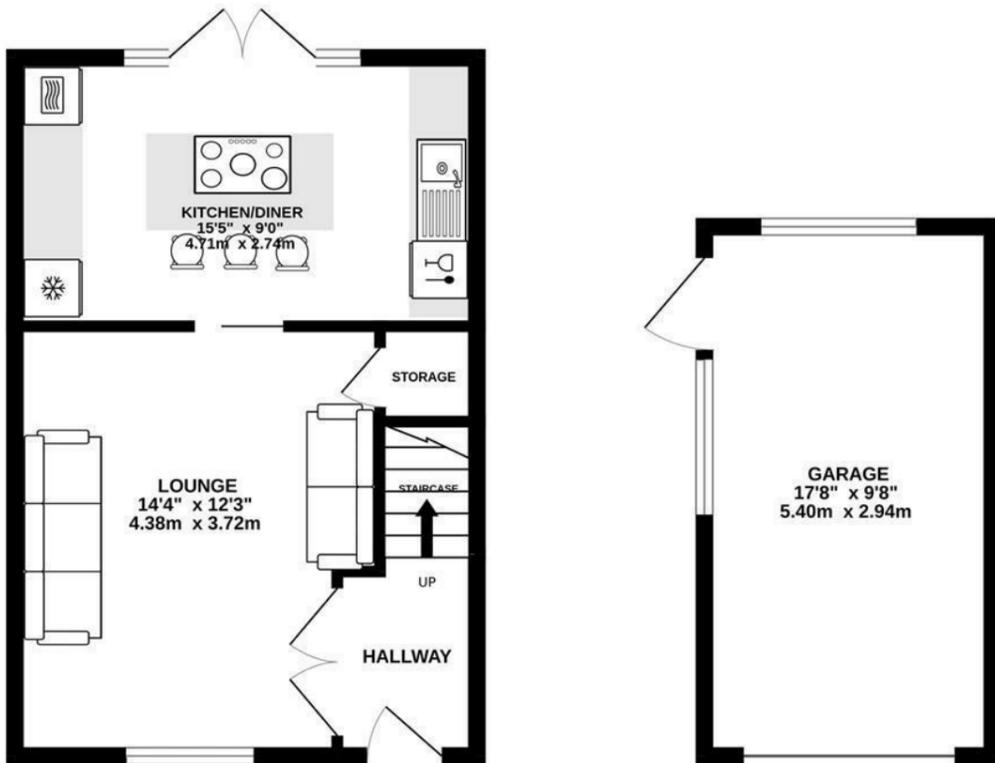




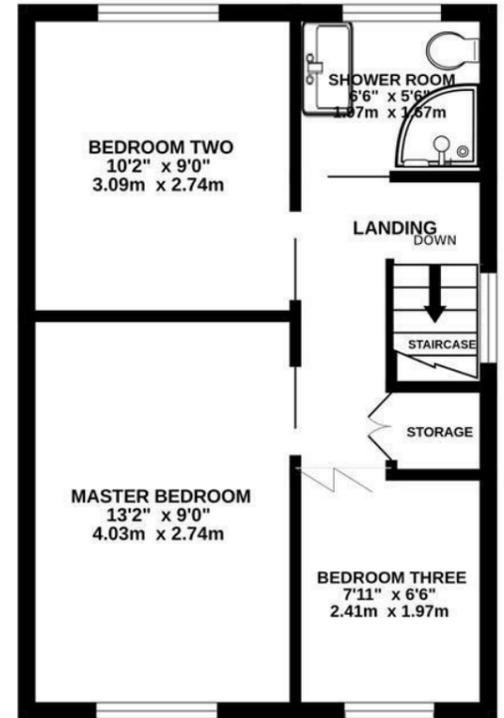




GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.

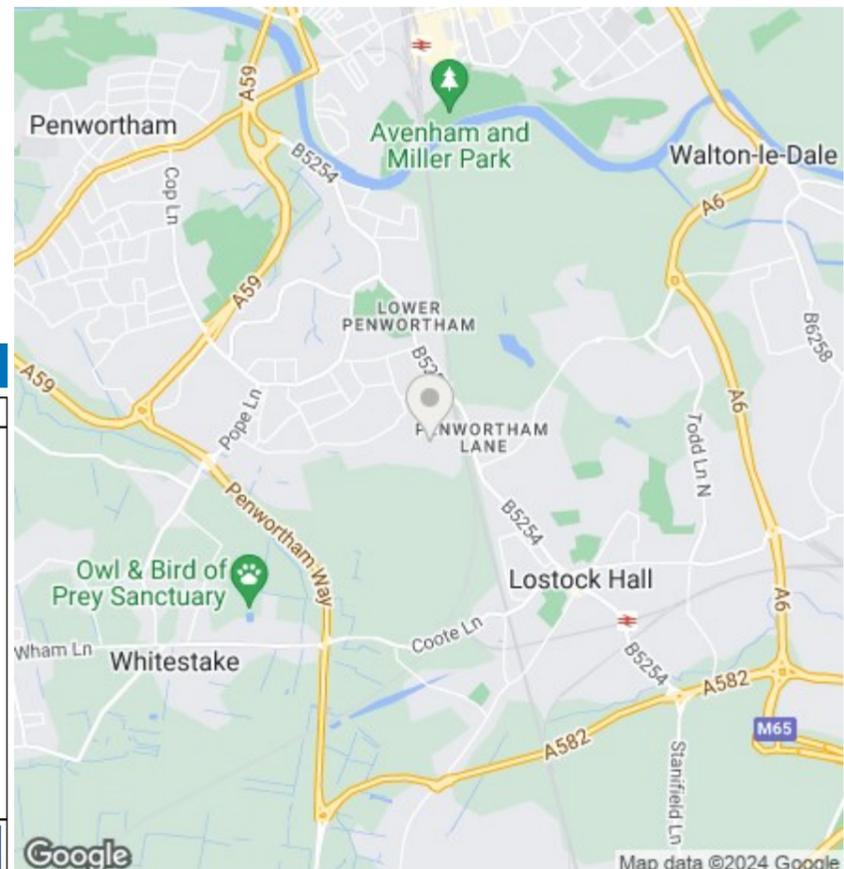


TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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 ₂) 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	