



Ashtree Grove, Penwortham, Preston

Offers Over £279,995

Ben Rose Estate Agents are pleased to present to market this well-presented and chain free three-bedroom semi-detached home, situated in the highly sought-after area of Penwortham. Perfectly suited to families, this inviting home offers spacious and versatile accommodation throughout, complemented by a beautifully secluded south-facing rear garden and a bright summer room that provides an ideal space to relax while enjoying views across the garden. Penwortham is renowned for its excellent range of local amenities, including highly regarded schools, independent shops, supermarkets, cafés and restaurants, whilst nearby Preston city centre offers an even wider selection of retail and leisure facilities. Excellent transport links are close at hand, with regular bus services, Preston Railway Station providing direct connections to major cities including Manchester, Liverpool and London, and convenient access to the M6, M61 and M65 motorways, making this an ideal location for both families and commuters alike.

Stepping through the front porch, which benefits from an integrated storage cupboard, you are welcomed into the spacious lounge with the staircase positioned ahead. The lounge is centred around a traditional gas fire with a polished stone hearth and attractive fire surround, creating a warm and inviting focal point, whilst a large front-facing window fills the room with natural light and overlooks the front garden. A door leads through to the modern fitted kitchen/breakfast room, which features a range of integrated appliances, a breakfast bar and stylish vinyl plank flooring. Practical under-stair storage adds further convenience, while an external door provides access to the side of the property. An impressive internal opening and large feature aperture seamlessly connect the kitchen to the wonderful summer room, allowing natural light to flow throughout both spaces. Continuing the same flooring, the summer room is a fantastic addition to the home, boasting three skylights, four tall windows overlooking the rear garden and glazed double doors opening directly onto the patio, creating the perfect setting for entertaining or simply enjoying the peaceful surroundings.

To the first floor, the property offers three well-proportioned bedrooms and the family bathroom. The generous principal bedroom benefits from large fitted wooden wardrobes and has a large front-facing window. The second bedroom enjoys pleasant views over the rear garden, while the third bedroom overlooks the front of the property and would also make an ideal nursery, dressing room or home office if required. Completing the accommodation is the three-piece family bathroom, fitted with an overhead shower.

Externally, the property enjoys excellent kerb appeal with a lawned front garden featuring mature borders and an established tree, alongside a driveway providing off-road parking for one vehicle, which continues through a gate down the side of the home. To the rear, the beautifully secluded south-facing garden is a true highlight, offering a generous lawn surrounded by raised mature borders, established trees and shrubs that create a high degree of privacy. A flagged patio extends across the rear of the property, providing an ideal space for outdoor dining, while an additional seating area tucked into the rear corner behind the garden shed offers a peaceful spot to unwind. Combining spacious living accommodation, an abundance of natural light and a superb garden setting within one of Penwortham's most desirable locations, this is a wonderful family home ready to be enjoyed.















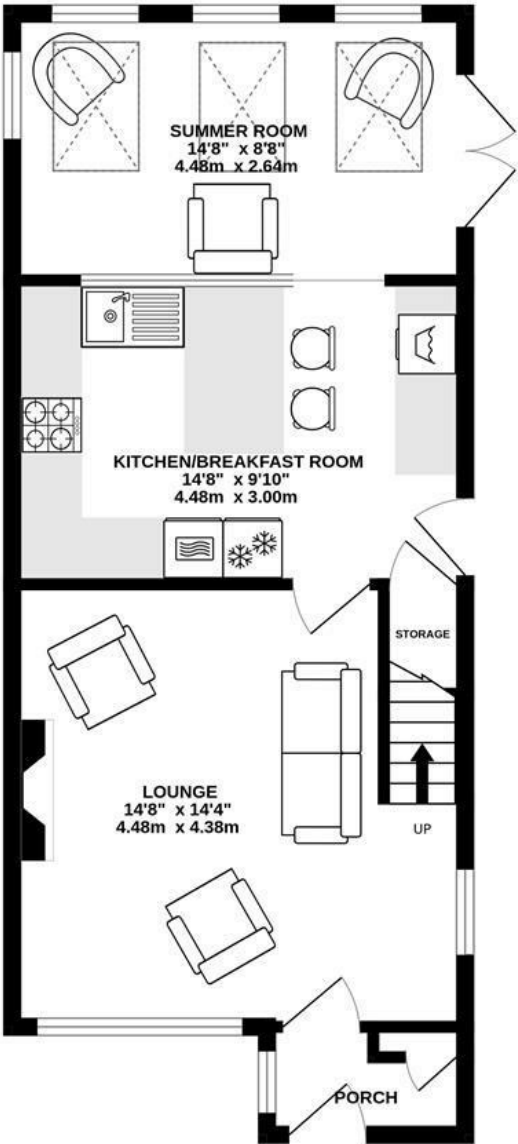




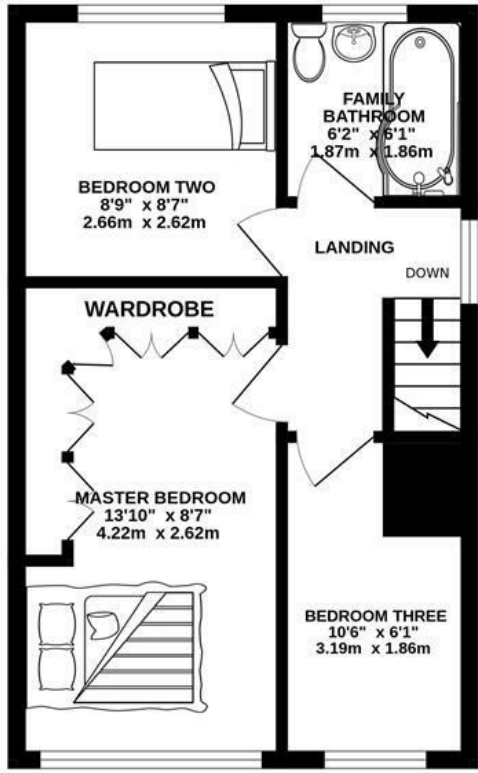


BEN ROSE

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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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		
	71	77
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	

