BEN ROSE



Howick Park Drive, Penwortham, Preston

Offers Over £229,950

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom semi-detached home, enjoying uninterrupted views across the surrounding Lancashire countryside. Ideally suited to first-time buyers or those looking to downsize, the property enjoys a convenient location close to a wide range of local amenities. Shops, supermarkets and healthcare facilities are all within easy reach, while Penwortham's vibrant high street offers a selection of independent cafés, restaurants and convenience stores. Preston city centre is also nearby, providing further retail and leisure opportunities. Excellent travel links are readily accessible, including Preston train station with direct routes across the North West and beyond, alongside convenient access to the M6 and M65 motorways, making the property particularly well placed for commuters.

Entering into the property, the welcoming entrance hall provides access to the stairs and lounge. The good-sized lounge is positioned to the front of the home and features a beautiful Art Deco fireplace and large front-facing bay window, creating a bright and characterful living space. A number of original features have been retained, including attractive picture rails and original 1930s doors, adding to the charm and individuality of the property.

Moving through the home, the kitchen/diner provides a gorgeous and particularly versatile space, with access to useful under-stair storage and a large bay window overlooking the garden and surrounding countryside. The views extend across the neighbouring field, where cows and sheep can be seen throughout the year. The kitchen offers ample worktop space, an integrated hob and oven, along with room for additional freestanding appliances. There is also space for a four-person family dining table, while the bay window creates an ideal spot for a reading nook or hobby area. Access to the rear garden is conveniently provided directly from the kitchen.

Upstairs, there are three bedrooms, comprising two comfortable double bedrooms and a single bedroom, which would make an ideal nursery or home office depending on the needs of the new owner. The spacious landing adds to the sense of space, while bedroom two enjoys gorgeous views across the surrounding countryside. Completing the first floor is a modern three-piece family bathroom, fitted with a bath and over-the-bath shower.

Externally, the property benefits from a beautifully landscaped garden to the rear, featuring a combination of lawn and patio, with plenty of space for outdoor seating and entertaining while a useful storage shed provides additional outdoor storage. To the front, a driveway provides off-road parking for two cars and continues down the side of the property, with gated access leading through to the rear garden. An easy to maintain lawn can also be found here.


NO HOME IS COMPLETE
Grandad


Bread






NO HOME IS COMPLETE
Without The Four Paws Of
Rabbit Feet
Happy Father's Day
GRANDAD
Grandad























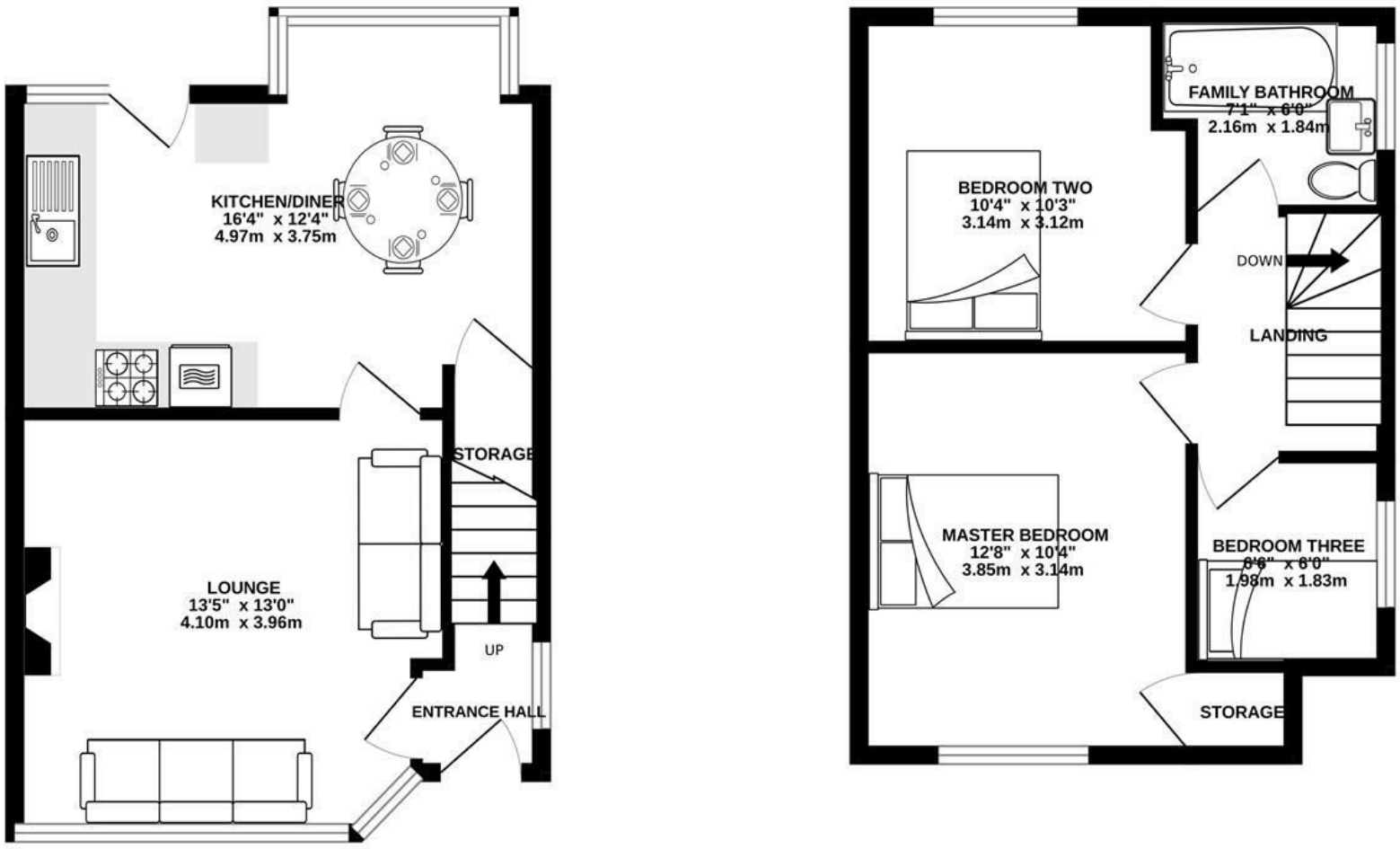




BEN ROSE

GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.

FIRST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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