



Lacy Avenue, Penwortham, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom, end terrace home, situated in a popular and family-friendly area of Penwortham, Preston. This charming property offers a fantastic opportunity for first-time buyers, young families, or couples looking to step onto the property ladder in a well-connected location. Nestled on a quiet residential street, the home enjoys close proximity to a wide range of local amenities, including excellent schools, parks, supermarkets, and leisure facilities. Penwortham's vibrant town centre is just a short stroll away, offering cafes, shops, and restaurants. For those commuting, the property benefits from superb transport links, with easy access to Preston city centre, nearby bus routes, and Preston Railway Station offering direct lines to Manchester, Liverpool and beyond. The M6 and M65 motorways are also within easy reach, making this an ideal location for commuters.

Upon entering the home, you're welcomed into a bright entrance hall that sets the tone for the rest of the property. Directly ahead, the staircase leads to the first floor, while to the right, you'll find a generously sized lounge, filled with natural light from the front-facing window – perfect for relaxing or entertaining. Towards the rear of the property lies the spacious kitchen/diner, offering a great layout for family meals or hosting guests. This space benefits from ample room for a dining table and is fitted with modern units and worktops. Just off the kitchen, a separate utility room provides additional storage and convenience, keeping the main living areas clutter-free.

Moving upstairs, the first floor comprises of three well-proportioned bedrooms, each offering comfortable accommodation. The master and second bedrooms are both doubles, with the third bedroom providing a flexible space – ideal as a nursery, dressing room, or home office for those working remotely. Completing this floor is a family bathroom with a two-piece suite, alongside a separate WC, ensuring added practicality for busy households.

Externally, the property continues to impress. To the front, a private driveway provides off-road parking for up to three vehicles and leads to a single garage – perfect for storage or potential workshop use. The front garden is laid to lawn, adding a touch of greenery and kerb appeal. To the rear, a generously sized, fully paved garden offers a secure and low-maintenance outdoor space, ideal for outdoor dining, children's play, or simply unwinding in the warmer months. Fully fenced for privacy, it's a great spot for hosting guests or enjoying a peaceful moment at home.

Overall, this lovely home offers excellent value in a desirable location, with ample space both inside and out. With its modern features, convenient layout and prime position near amenities and travel links, it's ready for its next owners to move straight in and make it their own.









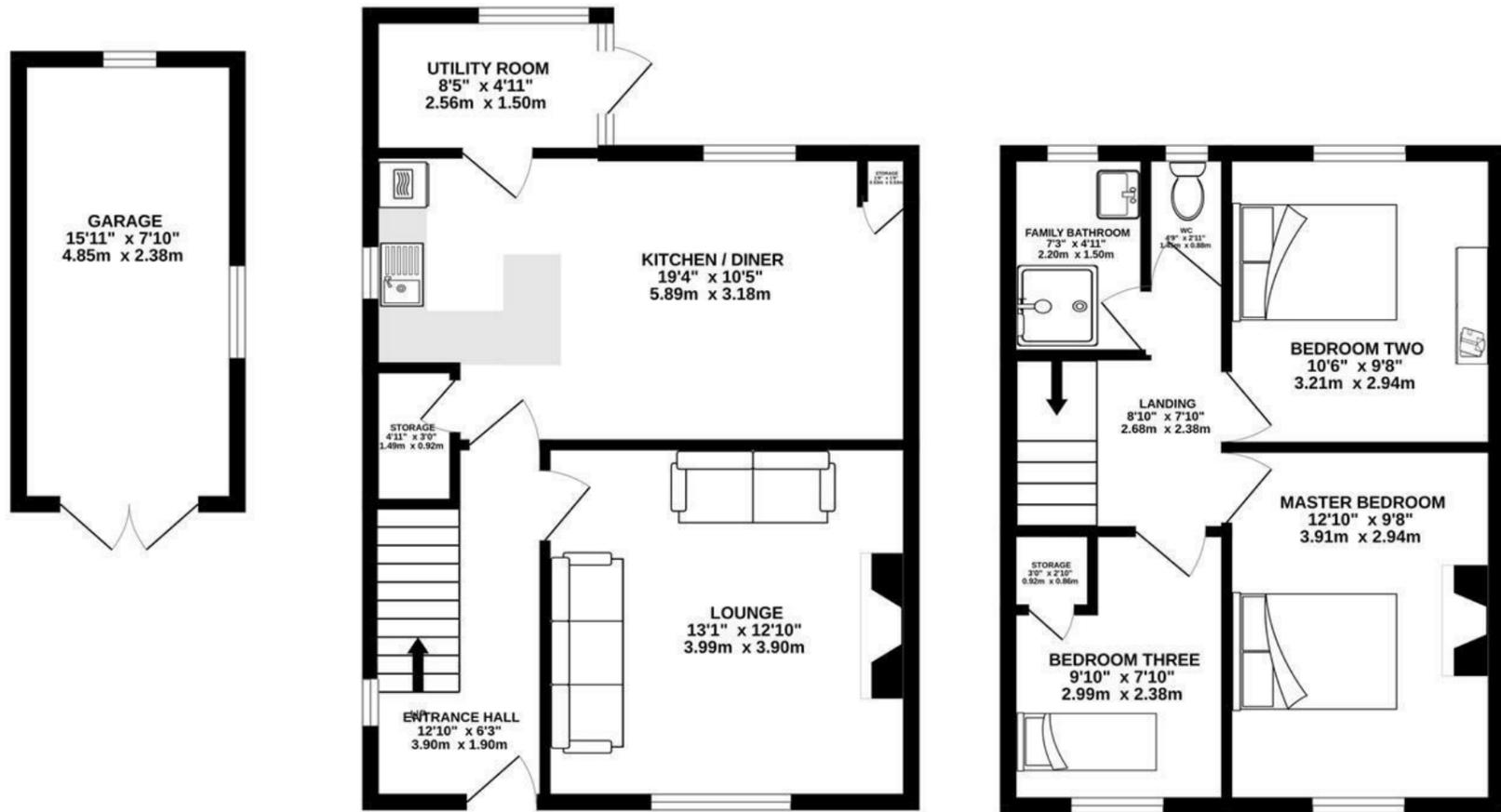




BEN ROSE

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.

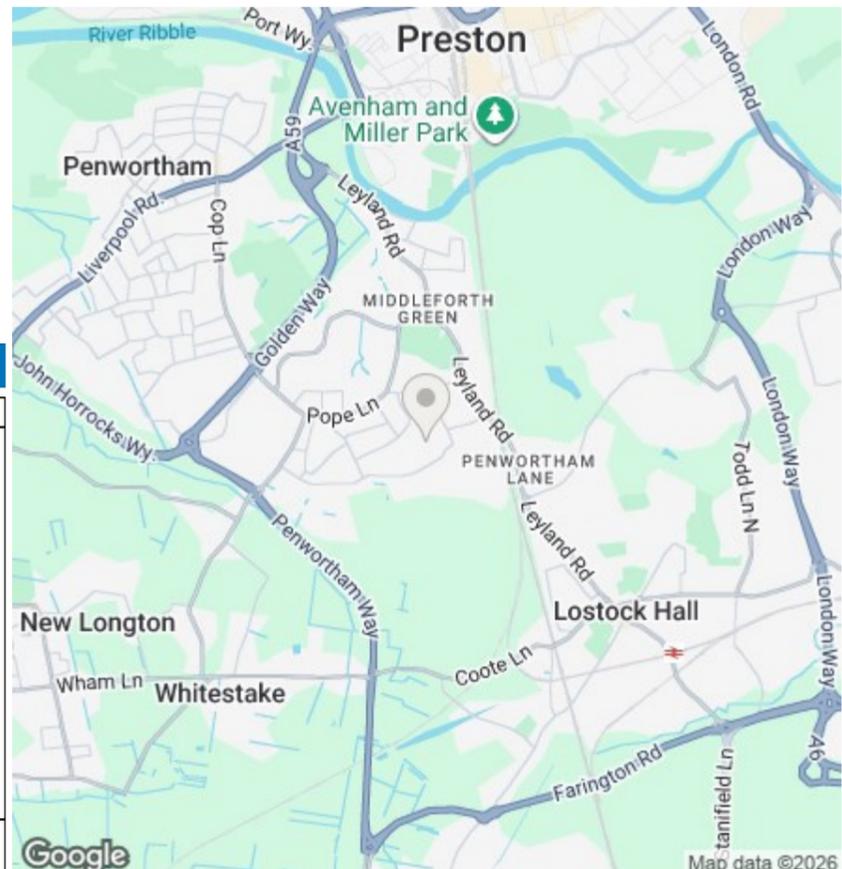


TOTAL FLOOR AREA : 1007 sq.ft. (93.6 sq.m.) approx.

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			
		70	76
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		