



Saxon Place, Penwortham, Preston

Offers Over £244,950

Ben Rose Estate Agents are pleased to present to market this delightful CHAIN FREE, three-bedroom, freehold detached property situated on a peaceful cul de sac in the heart of Penwortham, Preston. Located just a short drive from Preston town centre, this home offers proximity to superb shops, local amenities, and excellent transport links via the train station and M6/61 Motorways. This would make the ideal family home offering ample space throughout.

Internally, upon entering you'll find the porch offering access into the generous lounge/diner. Bathed in natural light from its dual aspect windows, the lounge provides ample space for a large sofa set. The diner provides room for a six-person family dining table with patio doors offering access to the garden. Set in an open plan layout with the diner lies the modern kitchen with integrated appliances, including a hob/oven, microwave, fridge freezer, and dishwasher. Conveniently, the lounge also provides access to the hall and stairs where you'll find a discreetly placed WC.

Ascending to the first floor, you'll find three double bedrooms offering comfortable living spaces. The master bedroom, along with bedroom two, boasts a generous size, and the master enjoys the added convenience of its own three-piece ensuite/shower room. The landing features a spacious storage cupboard, while the three-piece family bathroom with bath and over-the-bath shower completes the first-floor amenities.

Outside, this lovely family home continues to impress. The landscaped rear garden, adorned with easy-to-maintain astro turf, provides a private haven that is not directly overlooked. The driveway at the front accommodates parking for up to three cars, complemented by the convenience of an integrated garage. In summary this home offers a perfect blend of practicality and comfort, with the added bonus of a fully boarded loft for additional storage space.











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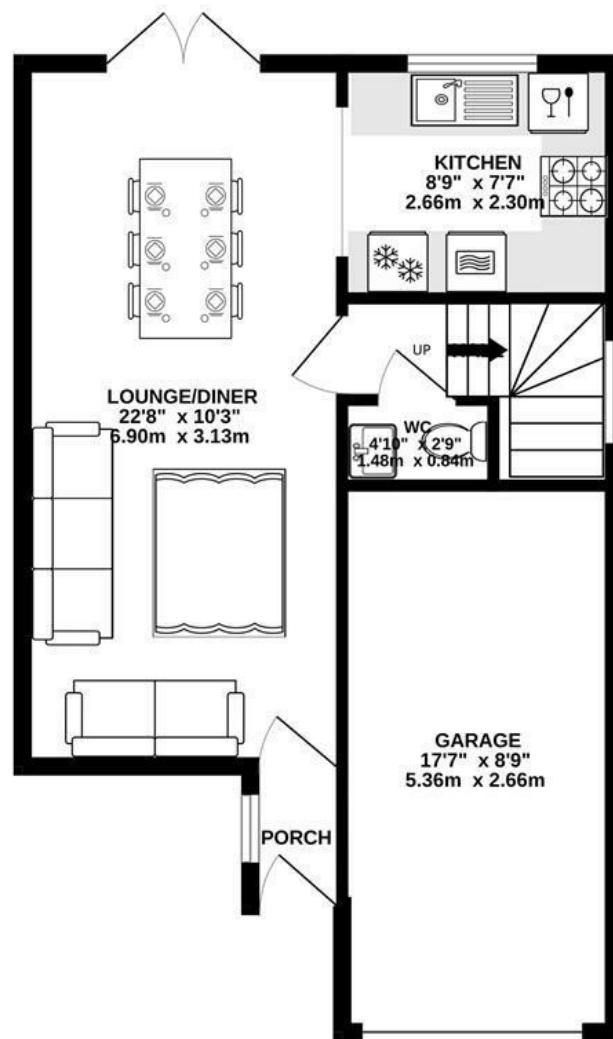




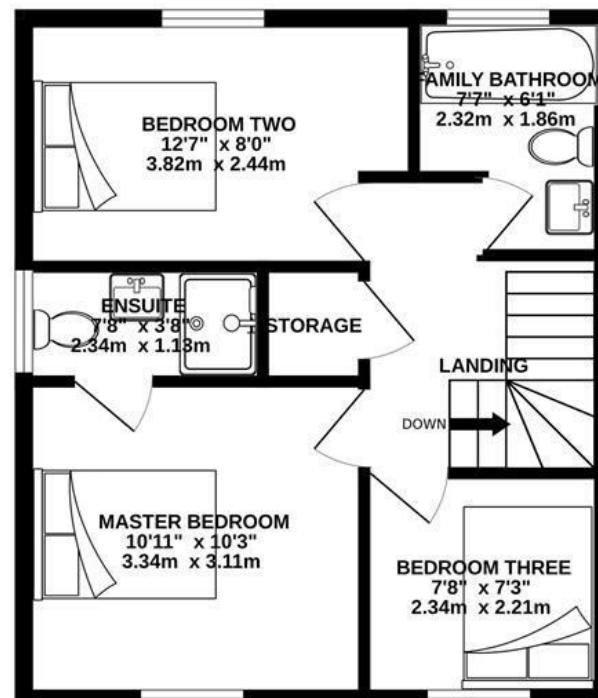


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GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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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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		
(81-91) B		
(69-80) C		
(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		
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