BEN ROSE



Sumpter Croft, Penwortham, Preston **Offers Over £249,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented detached home, set within a highly sought-after area of Penwortham. Tastefully decorated throughout, this property offers spacious and modern living accommodation ideal for families and couples alike. The home enjoys a prime position close to Penwortham village, where you will find a variety of independent shops, cafés and bars, as well as well-regarded local schools. Excellent travel links are nearby, including rail services from Preston, convenient access to the M6 and M65 motorways, and easy connections to surrounding areas such as Longton and Preston city centre. The property is also within close proximity to Hurst Grange Park, offering beautiful green space for leisure and relaxation.

Upon entering, you are welcomed by a bright entrance hall that provides access to the main living areas. To the front of the home is a spacious lounge, offering a comfortable setting for relaxation with ample natural light. To the rear, the property opens into a stunning full-width modern kitchen and dining area, thoughtfully designed for contemporary living and entertaining. The space benefits from sleek fitted units, integrated appliances including a built-in washing machine, and generous room for dining. French doors open directly onto the rear garden, allowing for seamless indoor-outdoor living.

Moving to the first floor, the property offers a generously sized master bedroom with ample space for furnishings and large wardrobe, along with a second well-proportioned double bedroom. A third bedroom provides versatility as a single room, nursery or home office. Completing the accommodation is a newly fitted contemporary three-piece family bathroom, featuring a stylish finish and a luxurious rain shower.

Externally, the property boasts an attractive front garden alongside a driveway providing off-road parking for up to three vehicles. To the rear is a large enclosed garden with a paved patio area ideal for outdoor seating, a mainly lawned space, and attractive wooden planters creating a pleasant and private setting. This superb home combines modern comfort, a desirable location and practical living space, making it an excellent opportunity for prospective buyers.






Relax













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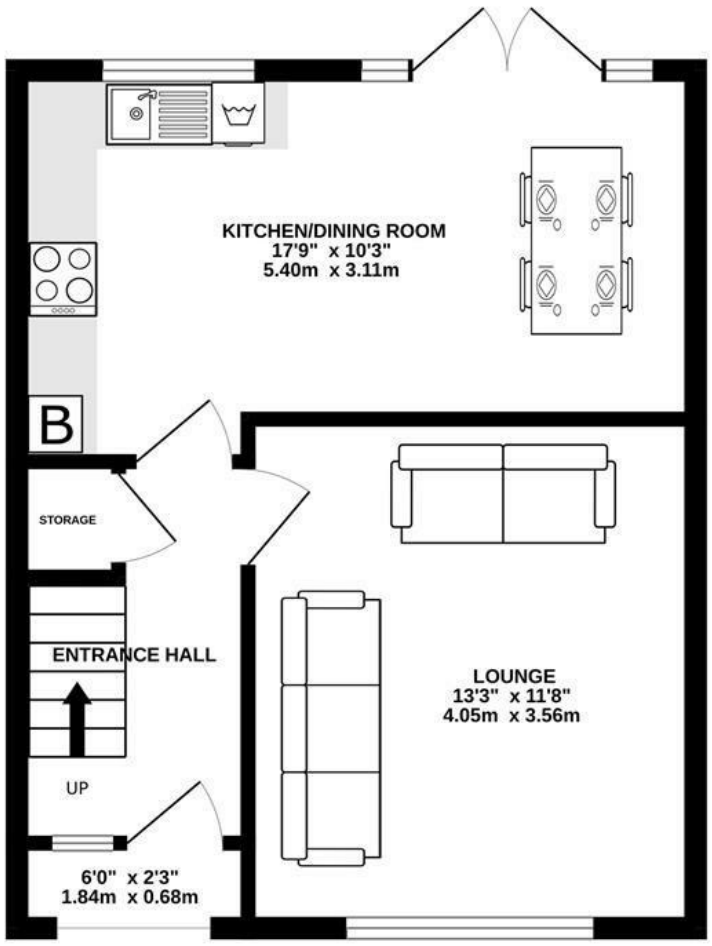




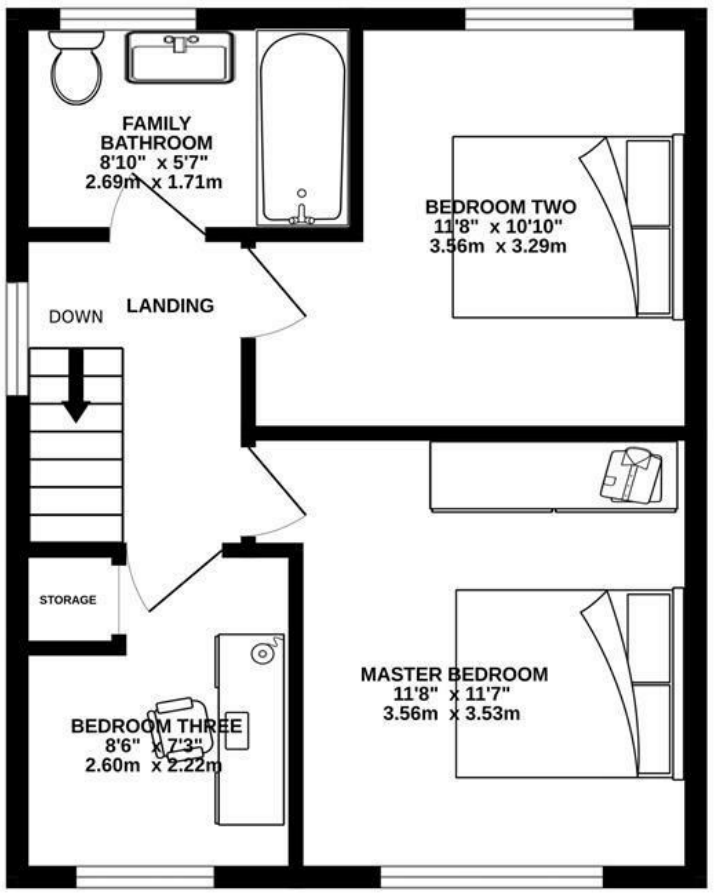
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GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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