



## Whitefield Road, Penwortham, Preston

Offers Over £255,000

Ben Rose Estate Agents are delighted to present to the market this quaint and beautifully finished Three-bedroom dormer bungalow, situated on an enviable residential area in Penwortham. The bungalow is just a short drive from Preston city center, which offers excellent shops, supermarkets, and amenities. Additionally, the property boasts fantastic travel links via the nearby A59 and M6 motorway. Early viewing is highly recommended to avoid potential disappointment.

Upon entering the property, you are welcomed by a spacious reception hall that provides access to most of the rooms. At the front of the house is an ample sized lounge that has a large feature fireplace and can comfortably fit two sofas and is flooded with natural light from the large front facing window. Also at the front of the house is one of the three bedrooms that could also function as a separate dining room. Moving to the rear is the sizable kitchen with a six ring gas cooker and oven as well a hidden fridge freezer. Connected to the kitchen is the conservatory that is filled with natural light that spills over into the kitchen keeping both bright and airy. Completing the ground floor you will find the family bathroom with a large walk in shower.

Moving up the stairs, you reach the bright and cosy landing with added eaves storage. The floor is home to two generously sized double bedrooms, with the master bedroom featuring stunning fitted wardrobes that span the length of the room.

Externally, the front of the property features a driveway accommodating up to two cars as well a large garage. The home also has an easy to maintain garden with tall hedges providing privacy. This home is filled with charm and character and the owner has clearly finished it to an excellent standard, whilst effortlessly combining modern living and practicality, making it a must-see property.







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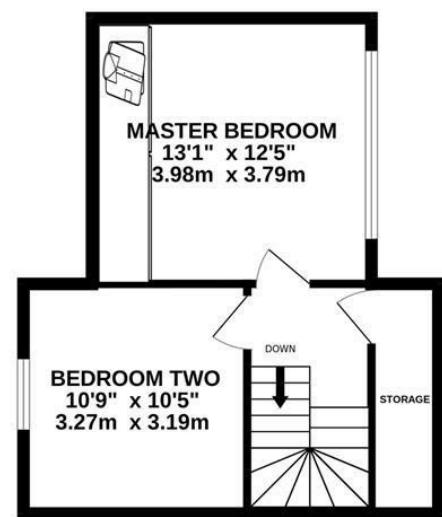
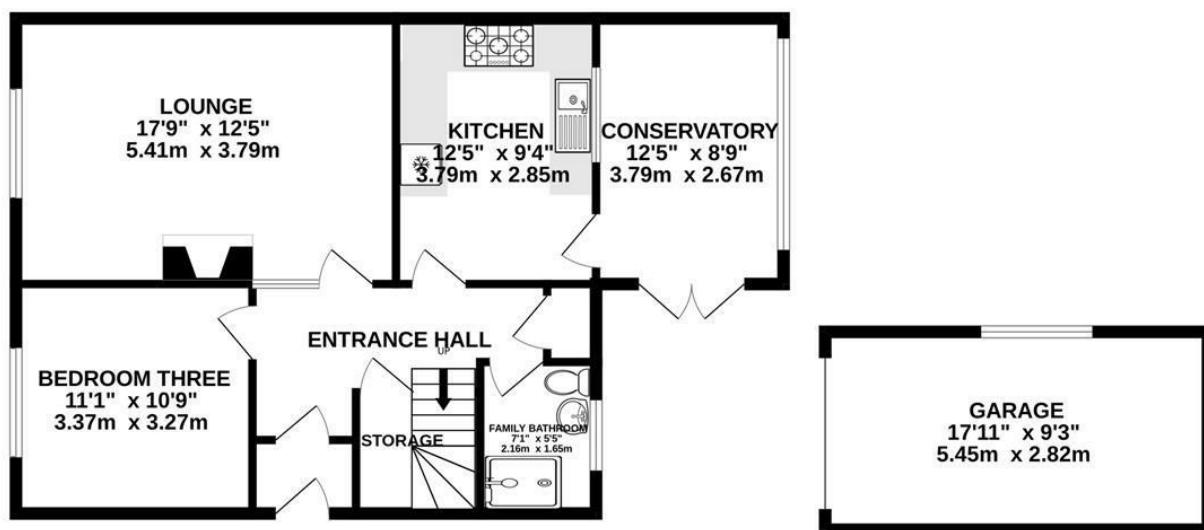




# BEN ROSE

GROUND FLOOR  
893 sq.ft. (82.9 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq.ft. (117.3 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

