



## Poplar Drive, Penwortham, Preston

**Offers Over £319,950**

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom semi-detached home, located in the highly sought-after area of Penwortham, Lancashire. This charming property offers a perfect balance of traditional character and modern living, making it an ideal choice for families. Situated just a short walk from Penwortham village, residents can enjoy an excellent selection of local shops, bars, restaurants, pubs and reputable schools. The property is well-positioned for commuters, with nearby rail services offering direct links to Manchester, Liverpool and Lancaster. Excellent bus routes connect easily to Preston and Southport, while the M6 and M61 motorways are within convenient reach, making travel both local and regional seamless.

Stepping into the property, you are welcomed by an inviting entrance hall, enhanced by original features that add warmth and character. To the front, the spacious lounge benefits from a large bay window, flooding the room with natural light, while fitted shelving and cupboards elegantly frame the chimney breast to create a stylish focal point. Moving through to the rear, the generous living room offers French doors that open directly onto the garden, providing a seamless indoor-outdoor flow. Adjacent, the bright and airy kitchen and dining area is fitted with a modern kitchen and provides access to both the rear garden and detached garage. The dining space overlooks the garden, offering the perfect spot for family meals and entertaining.

To the first floor, the home continues to impress with a large master bedroom, complete with fitted wardrobes that maximise space and functionality. Bedroom two also offers a comfortable double with built-in wardrobes, while the third bedroom provides a versatile single, ideal for use as a child's bedroom, guest room or home office. The family bathroom is finished with a contemporary three-piece suite, catering perfectly to modern living needs.

Externally, the property enjoys a driveway with parking for up to three vehicles, along with a detached garage for further storage. The front garden is beautifully presented with mature plants and a feature tree, while the rear garden is a true highlight. With its well-kept lawns, mature borders, seating area and private access to Hurst Grange Park, it provides a wonderful space for both relaxation and family activities. This is a superb opportunity to own a characterful home in a fantastic location – early viewing is highly recommended.













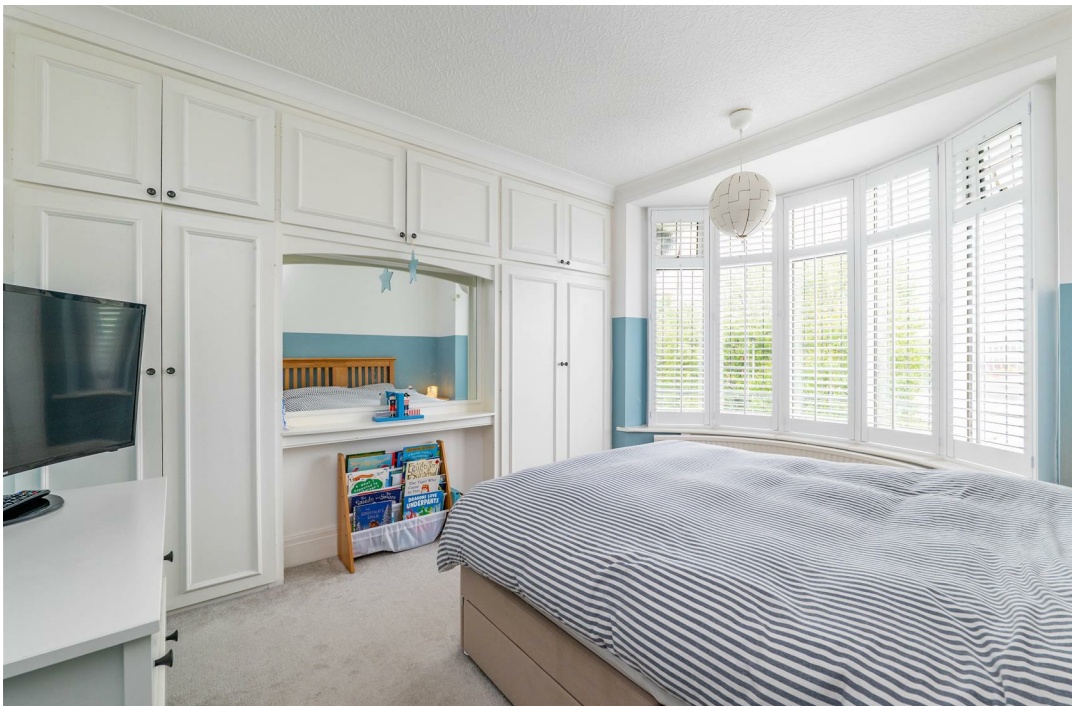
























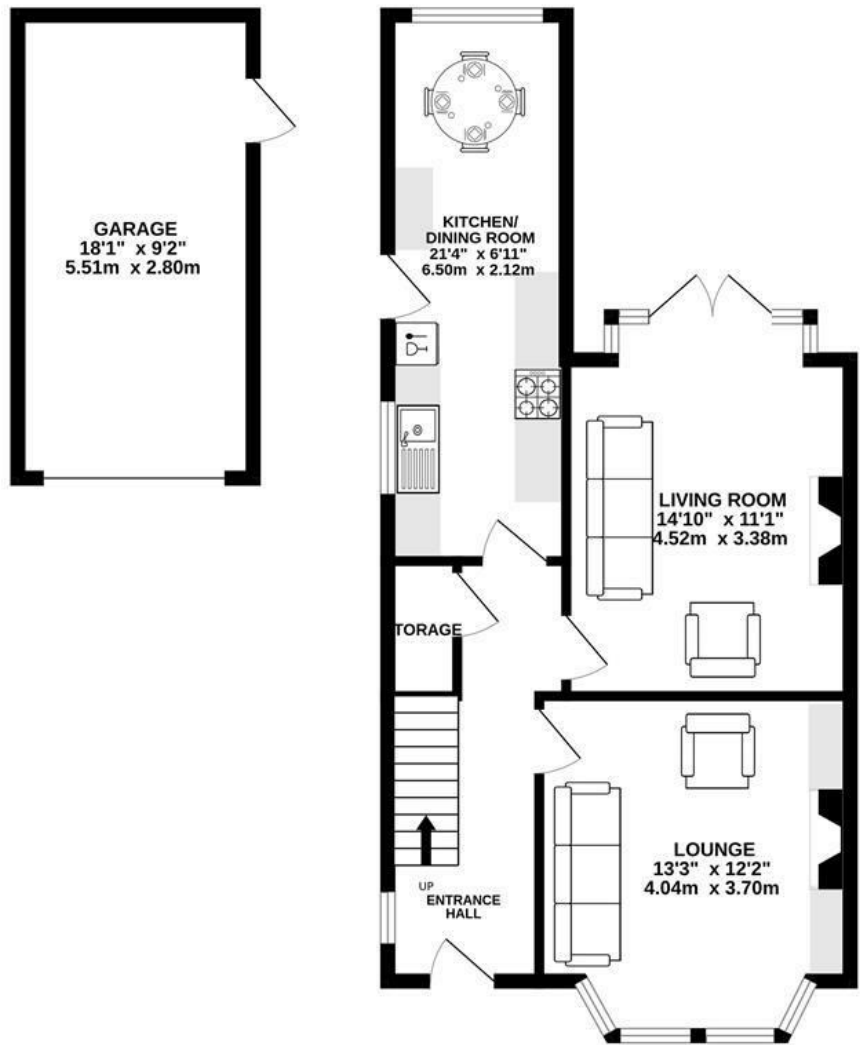




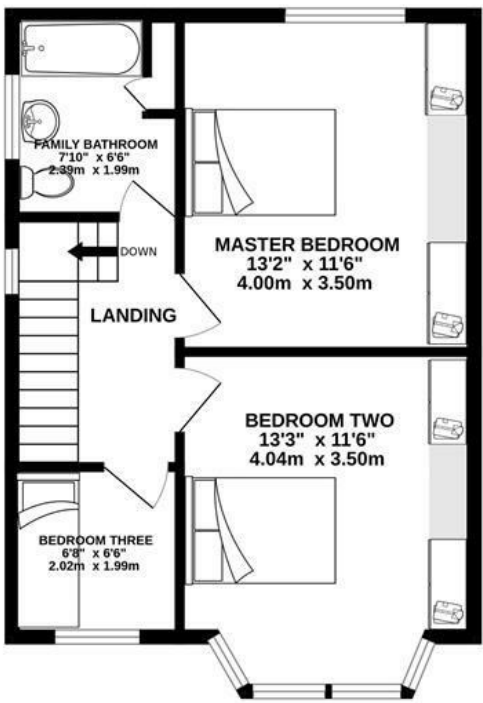


# BEN ROSE

GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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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		
	68	75
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	

