



Liverpool Road, Penwortham, Preston

Offers Over £319,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, which has been finished to an exceptionally high standard throughout and offers an impressive blend of traditional character, contemporary luxury and generous living accommodation. Having been thoughtfully upgraded by the current owners, the property benefits from a newly fitted kitchen installed in June, new radiators throughout and new light fittings, creating a stylish and comfortable home that is ready to move straight into. The roof has also been replaced to facilitate the installation of a secondary water membrane, while planning permission has been granted for a single-storey side extension, which would provide the opportunity to extend the kitchen and create a downstairs bathroom. Ideally positioned within the highly regarded area of Penwortham, the property is particularly well suited to families, with a wealth of local amenities, well-regarded schools, shops, cafés, leisure facilities and green spaces all within easy reach. Penwortham also provides excellent access into Preston, while regular bus services connect the area with Preston city centre and surrounding areas. (Lancashire County Council) Preston railway station is conveniently accessible for those commuting further afield and sits on the West Coast Main Line, providing direct rail connections to major destinations including Manchester, Liverpool, Birmingham and London. (Preston City Council) The surrounding road network also provides straightforward access towards the M6 and wider motorway network, making this an excellent location for commuters and families alike.

Upon entering the property, the welcoming reception hall immediately sets the tone, with beautiful solid oak parquet flooring, an abundance of natural light and the staircase rising to the first floor. The hallway provides access to the principal reception rooms, with the elegant front-facing dining room positioned to the left. This spacious room features a striking leaded bay window, a beautiful stone fireplace surround housing a modern electric fire, matching solid oak parquet flooring and an excellent range of built-in storage cupboards and shelving either side of the chimney breast. Continuing through the property, the generous rear lounge provides an inviting space in which to relax, again featuring a stunning stone fireplace surround with modern electric fire, while large sliding patio doors flood the room with natural light and provide a seamless connection with the rear garden and patio. To the opposite side is the superb newly fitted luxury kitchen, installed in June and finished with a high-quality range of integrated appliances, attractive stone flagged flooring and a side-facing bay window incorporating useful storage, an integrated sink and dishwasher. An external door provides access to the side of the property, while a large opening leads directly into the impressive orangery. Here, a pitched roof skylight with fitted sliding blind creates a wonderfully bright and versatile additional reception space, with further large patio doors opening onto the garden and the attractive stone flagged flooring continuing through from the kitchen.

To the first floor, the property provides three well-proportioned bedrooms and a luxury three-piece family bathroom with overhead shower. The impressive master bedroom is positioned to the front of the home and benefits from a large leaded bay window, together with expansive integrated wardrobes providing excellent storage. Bedroom two overlooks the rear garden through a large window and also benefits from extensive integrated wardrobes, whilst bedroom three is another well-presented room positioned to the front and features a charming leaded window. Completing the first floor is the beautifully appointed three-piece family bathroom, which includes an overhead shower and provides a practical and stylish facility for the household.

Externally, the property continues to impress. To the front is a substantial tarmacked driveway providing parking for multiple vehicles and extending down the side of the property, complemented by a mature hedge to the right and attractive planted borders to the front and left. The generous rear garden is a particular highlight, having been landscaped and maintained to an exceptionally high standard. A large porcelain and granite paved patio spans the rear of the property before continuing down the side of the former garage/outbuilding, the exterior of which has been enhanced with attractive granite slip brick cladding. Beyond this, the extensive lawn stretches across the full width of the plot, framed by a raised planted border running along the left-hand side, together with mature trees and established shrubs which create a wonderfully private and established setting. The combination of the substantial accommodation, luxurious specification, superb landscaped gardens and highly sought-after Penwortham location makes this an outstanding family home that is sure to appeal to a wide range of discerning buyers.













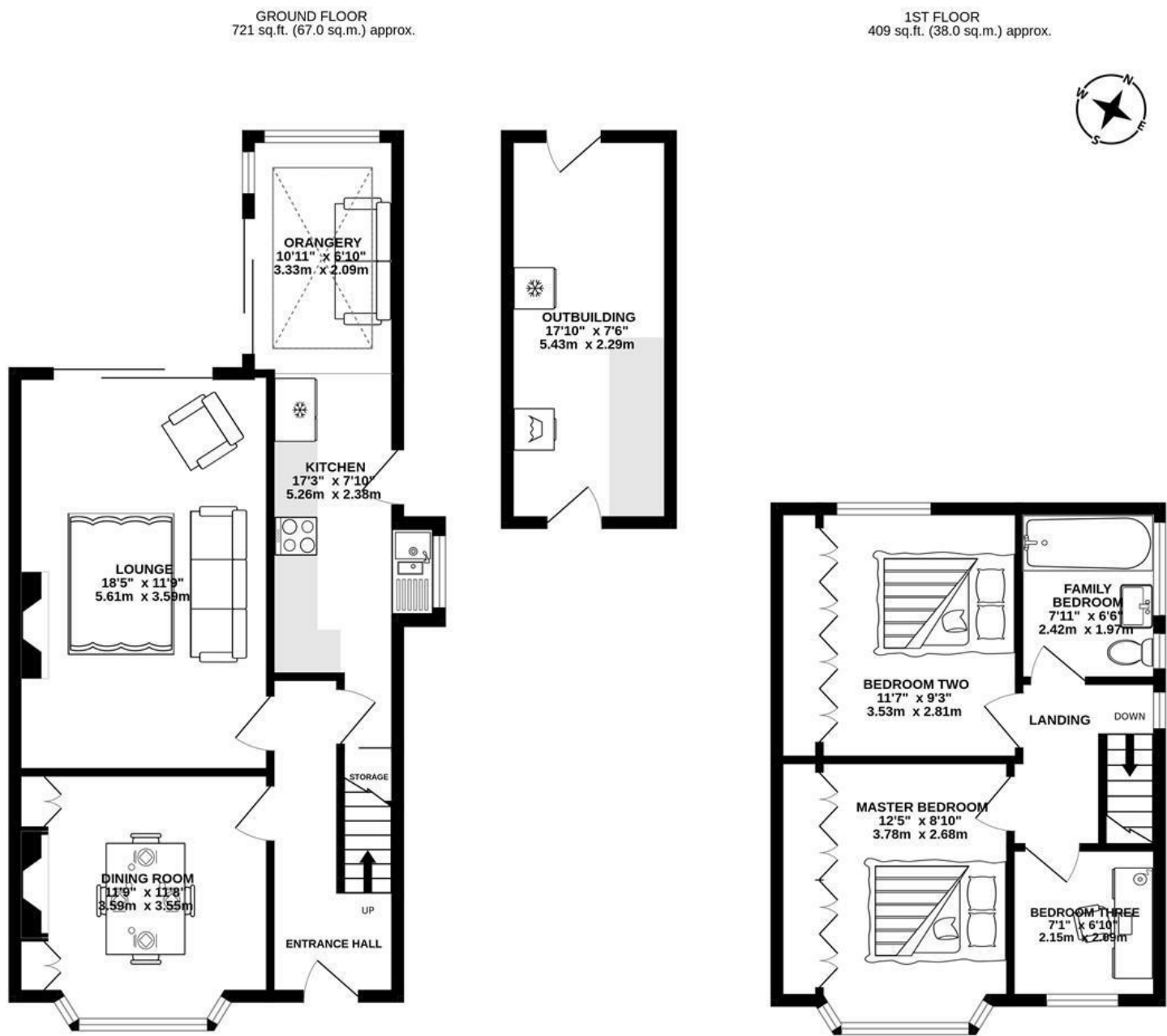








BEN ROSE



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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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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		
	60	73
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	

