



## Beechway, Penwortham, Preston

**Offers Over £229,950**

Ben Rose Estate Agents are delighted to present this well maintained three-bedroom semi-detached home, located in the highly sought-after area of Penwortham, Lancashire. Ideally positioned close to a range of excellent amenities, the property benefits from nearby local shops, supermarkets, and leisure facilities. Penwortham offers superb transport links, with Preston train station and major bus routes within easy reach, as well as convenient access to the M6, M61, and M65 motorways. The neighboring towns of Leyland and Preston provide further conveniences, while picturesque parks and scenic walking routes enhance the appeal of the location.

Upon entering, a spacious hallway provides access to the staircase, under-stair storage, and the majority of the ground floor rooms. To the right, the generously sized lounge features an electric feature fireplace and a large front-facing window, allowing plenty of natural light. French doors connect this space to the modern kitchen/dining room, which is equipped with ample wall and base units, a floor-to-ceiling pantry cupboard, and space for a large family dining table. Integrated appliances include a hob, oven, dishwasher, and fridge. Sliding doors lead to the versatile conservatory, which offers an additional sitting area with garden views and could serve as a home office or playroom. The conservatory also provides direct access to the rear garden.

The first floor comprises three well-proportioned bedrooms, including two doubles, all benefiting from integral storage. A stylish and contemporary three-piece family bathroom features a corner shower.

Externally, the property boasts a good-sized south-facing rear garden that is not overlooked, offering privacy and ample outdoor space. A single detached garage provides room for a car or additional storage, while the driveway extends down the side of the home, comfortably accommodating two vehicles off-road. The front yard is designed for easy maintenance, adding to the convenience and appeal of this wonderful home.





















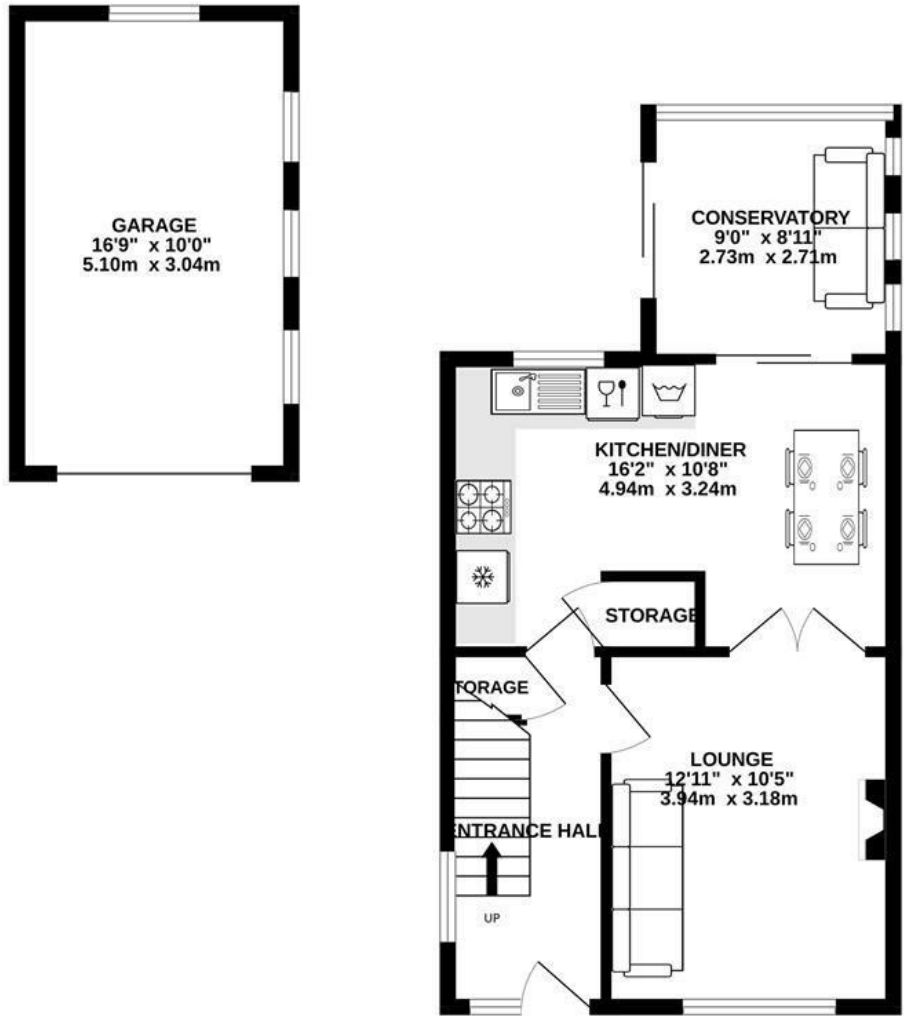




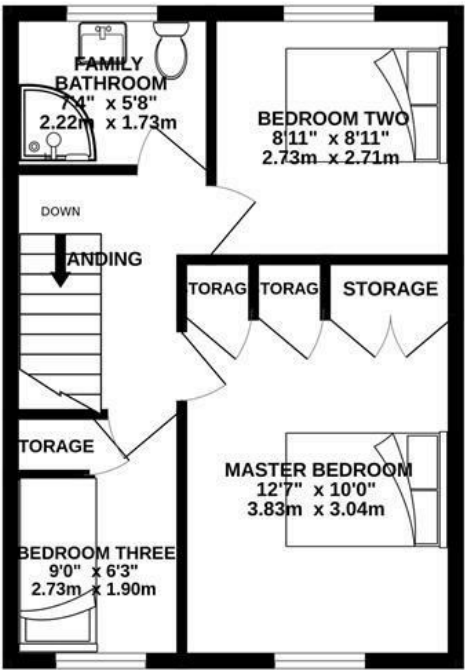


# BEN ROSE

GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.




TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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	<div>62</div>	<div>85</div>
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 