



Marshalls Brow, Penwortham, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this beautifully maintained three-bedroom, semi-detached home, ideally positioned in the ever-popular area of Penwortham, Preston. Set within a welcoming residential community, this delightful property offers an excellent opportunity for families and couples looking for a well-connected and vibrant place to live. The home enjoys convenient access to a fantastic range of local amenities, including reputable schools, supermarkets, cafés, and leisure facilities, all just a short distance away. Excellent travel links enhance its appeal further, with Preston city centre only minutes by car, frequent bus routes running nearby, and easy connections to the A59 and M6 for commuters. Preston Railway Station also provides straightforward access to Manchester, Liverpool, and beyond, making this an ideal base for both local and regional travel.

As you step through the vestibule, you are welcomed into a bright entrance hall that sets the tone for the home's inviting atmosphere. To the front sits the spacious lounge, complete with a charming bay window that floods the room with natural light. Moving towards the rear, the dining room offers an excellent space for family meals and gatherings, seamlessly flowing into the well-appointed kitchen. From here, you'll find convenient access to the utility room—perfect for additional storage and appliances—along with a handy ground floor WC.

Heading up to the first floor, the landing guides you to three well-proportioned bedrooms. The two double bedrooms both benefit from built-in wardrobes, maximising storage while maintaining generous floor space. The third bedroom is ideal as a child's room, guest room, or home office. Completing this floor is the family bathroom, fitted to a good standard and offering all the essentials for day-to-day living.

Externally, the property enjoys a practical and welcoming frontage, featuring a driveway with space for multiple vehicles alongside a small lawn bordered by mature bushes. To the rear, the sizeable garden provides an excellent outdoor retreat, boasting a spacious lawn and a backdrop of trees that offer additional privacy. The garden also grants access to a large garage, ideal for storage or hobby use. Altogether, this property presents a fantastic opportunity for those seeking a comfortable and well-located family home in a highly desirable area.





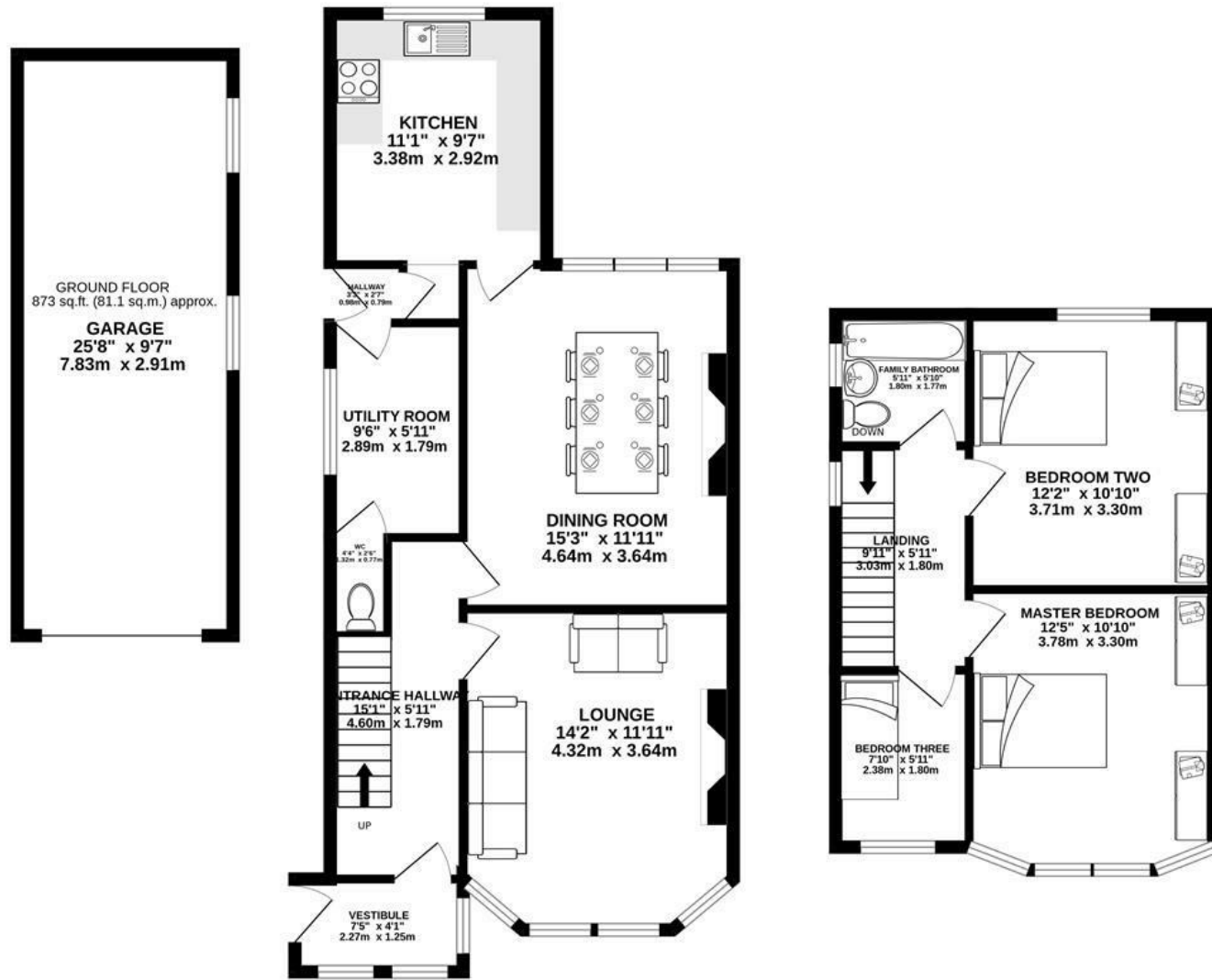








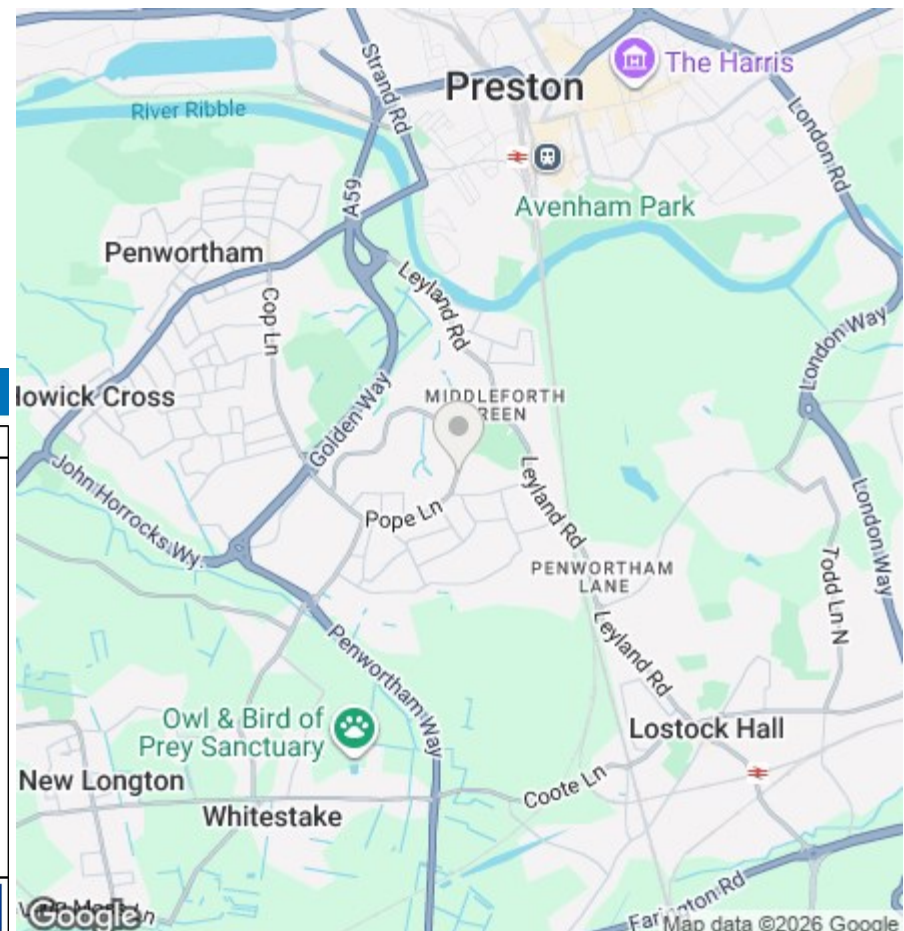
1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	