



Meadowfield, Penwortham, Preston

Offers Over £169,950

Ben Rose Estate Agents are delighted to offer this well-presented three-bedroom end-terraced home located in a quiet cul-de-sac in the heart of Penwortham. This property is perfect for first-time buyers or buy-to-let investors. Its prime location in Penwortham, near the bustling city of Preston, offers convenient access to excellent local schools, supermarkets, and various amenities. The area also boasts fantastic travel connections, with nearby train stations and easy access to the M6 and M65 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed into a porch with integrated storage, ideal for coats and shoes. From the porch, you access the generously sized lounge, which features an electric fireplace, creating a cozy focal point. The lounge also provides access to the stairs and the spacious kitchen/diner. The kitchen is equipped with ample wall and base units, offering plenty of storage and space for freestanding appliances and there is enough room to accommodate a family dining table, making it perfect for gatherings and meals. Additionally, the kitchen provides access to a large under-stair storage area and leads into the conservatory.

The conservatory is versatile in its use, offering lovely views of the garden and direct access to the outdoor space, making it an excellent spot for relaxation or additional entertainment space.

Upstairs, the property features three bedrooms, two of which are spacious doubles, all benefiting from integrated storage solutions. The family bathroom is fitted with a three-piece suite, including an over-the-bath shower.

The garden at the rear is of a good size and is designed for low maintenance, being fully flagged throughout. There is gated access to a ginnel behind the property, which leads to a single detached garage situated at the end of the ginnel. At the front of the property, there is ample space for on-road parking.

One of the standout features of this home is that it is not overlooked at the front, providing added privacy. It is surrounded by a communal lawn that is well-maintained by the local council, enhancing the appeal of this peaceful setting. The sale of the property includes all blinds and light fittings.







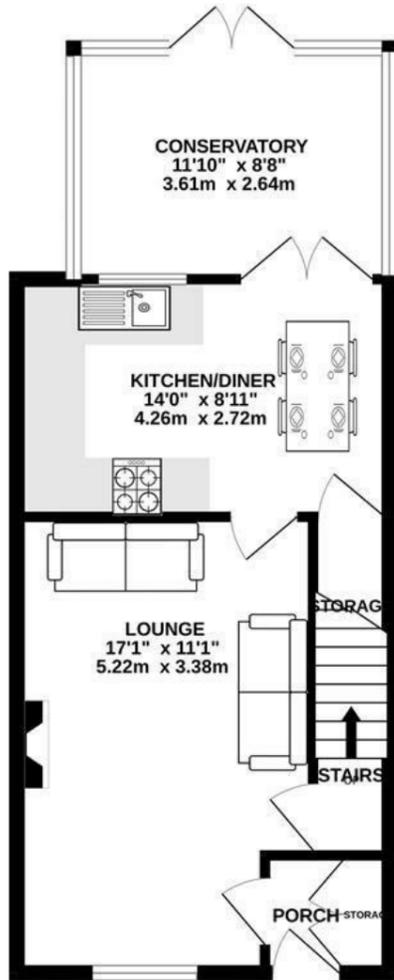




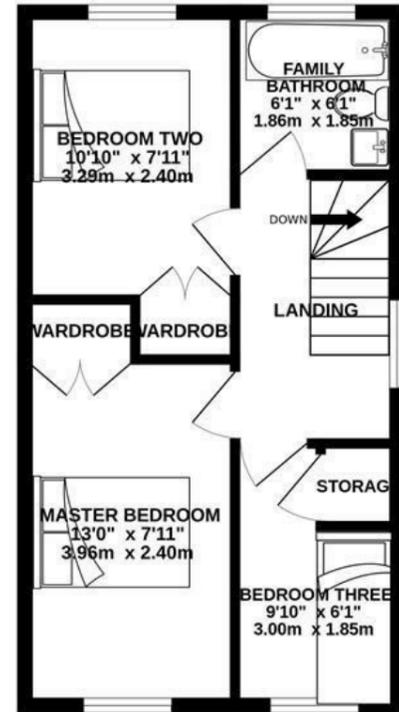


BEN ROSE

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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		
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	

