



23 Laurel Crescent, Penwortham, Preston, PR1 9BF

£325,000

 4 
  2 
  2 
  B

We are delighted to introduce this pristine, newly built detached property, ideally located in a desirable area, offering the perfect blend of modern design and comfortable living. Featuring fully owned solar panels and backed by an NHBC warranty, this home provides both energy efficiency and peace of mind.

Inside, you'll find a spacious lounge alongside an elegant kitchen/diner, enhanced by a range of additional extras. A convenient utility room and downstairs W/C add to the functionality of the ground floor.

Upstairs, the property boasts four generous bedrooms, a contemporary family bathroom, and a private en-suite to the master bedroom.

Externally, the home benefits from a garage and a driveway with space for several vehicles, all set within beautifully maintained mature gardens to the front and rear. EPC Rating B, Council Tax Band D.

\*Please note measurements for this property are located within the floorplan\*





















**Holdens**  
ESTATE AGENTS



**Holdens**  
ESTATE AGENTS





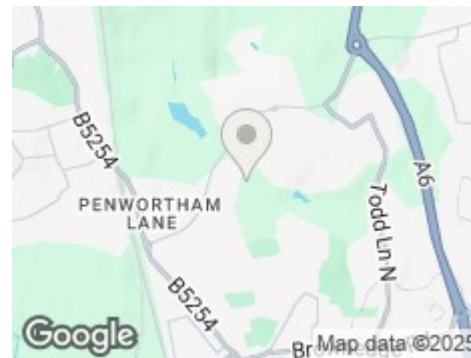
## Road Map



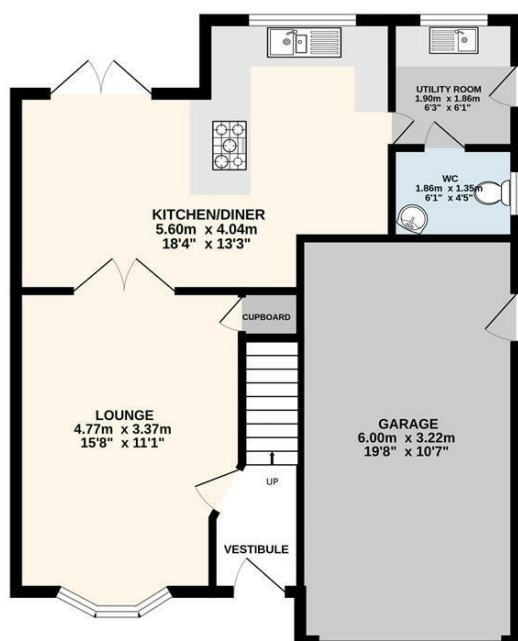
## Hybrid Map



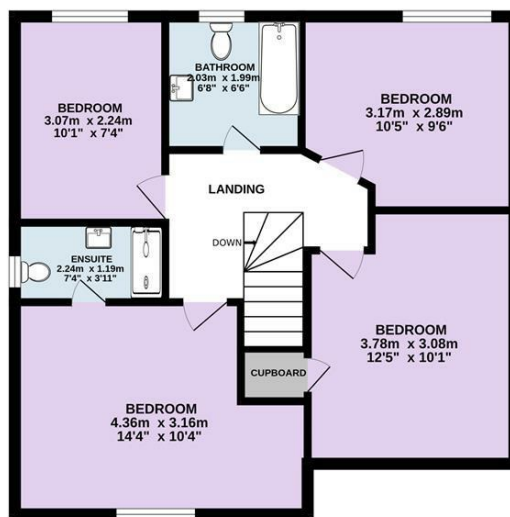
## Terrain Map



GROUND FLOOR  
63.1 sq.m. (679 sq.ft.) approx.



1ST FLOOR  
52.9 sq.m. (570 sq.ft.) approx.



TOTAL FLOOR AREA: 116.0 sq.m. (1249 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
Made with Metropix ©2025

## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.