



Farfield, Penwortham, Preston

£274,950

Located in a tranquil cul de sac within Penwortham, this charming detached bungalow boasting three bedrooms is now on the market through Ben Rose Estate Agents. Offering an ideal residence for a small family or couple wanting to downsize, this delightful home has been meticulously maintained by its current owner and ready to move in. Boasting spacious and adaptable rooms throughout, it ensures a perfect balance of comfort and convenience. With easy access to major northwest towns and cities via nearby motorways (M6 & M61), coupled with close proximity to excellent local schools and amenities, this CHAIN FREE home is a must-see.

Internally upon entering, you are welcomed by a bright and inviting entrance hall providing access to the majority of rooms. Positioned on the right side of the home are three good sized bedrooms, including a generously-sized master bedroom that benefits from fitted wardrobes. Proceeding further leads to the expansive lounge area, where you can find an abundance of space for a large sofa set and furnishings accompanied by a fireplace, and plenty of natural light pouring in from the rear window.

Adjacent, is the well-appointed kitchen/diner, offering plenty of workspace, room for freestanding appliances, and a four-person family dining area. Access to the utility room and conservatory is also conveniently located here.

The utility room currently houses a freezer and dryer but would comfortably accommodate a washer and dryer, with direct access to the rear garden. Also found just off the utility is the well presented versatile conservatory which enjoys views of the well manicured garden bringing the outdoors in. This is the ideal spot to enjoy your morning coffee or escape with a book.

Completing this wonderful home and found just off the hall is the fully tiled modern white three piece suite with bath and a good sized storage/heated linen cupboard.

Outside, the front boasts an easily maintained garden and a driveway for two cars. The driveway leads up to the single garage complete with an electric up and over door for additional parking or storage needs. A new energy efficient Combi boiler fitted in 2021 is conventionally housed here.

To the rear, a sizeable and easy to maintain east-facing garden which receives sun for the majority of the day, whilst enjoying a host of mature shrubs. This delightful space offers ample room for outdoor seating and storage needs and is primarily flagged and gravelled throughout.

Don't miss out on the chance to make this property your home.



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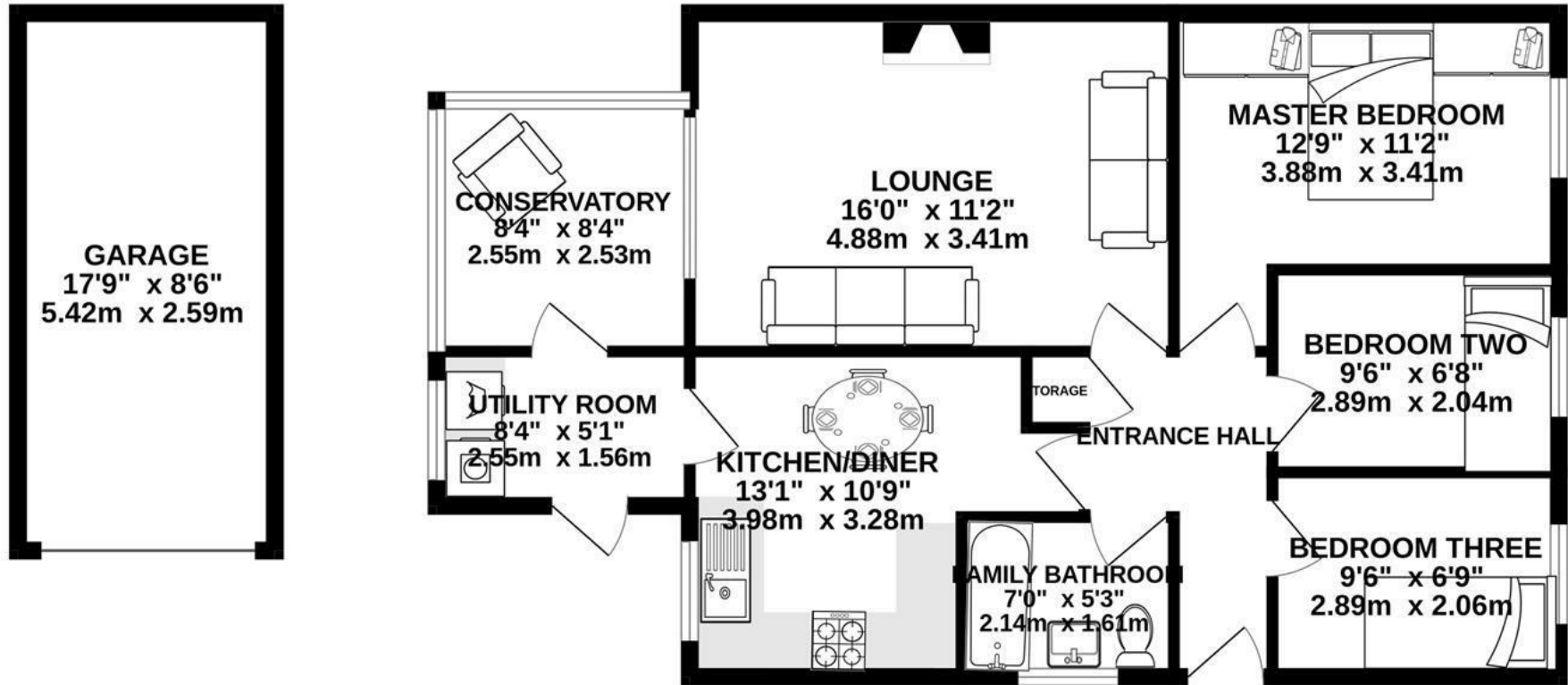


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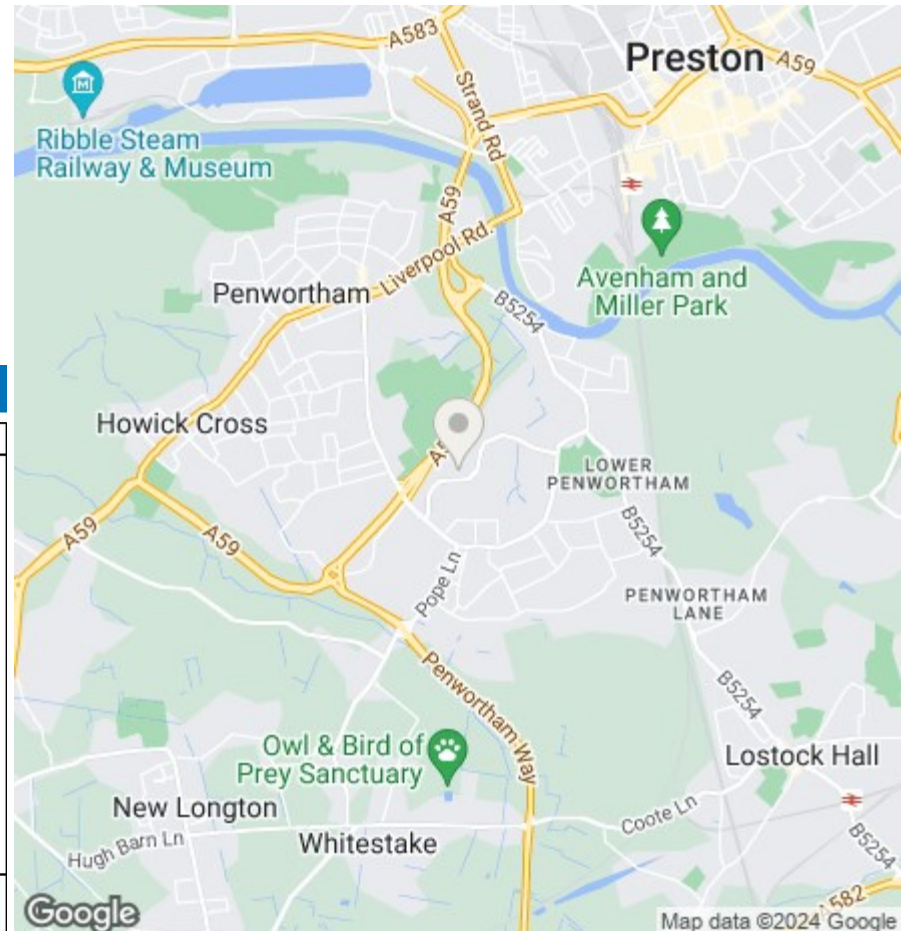
GROUND FLOOR 889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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	