



Fraser Avenue, Penwortham, Preston

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property in the desirable area of Penwortham. Located close to Preston Town Centre, this home offers an excellent blend of urban convenience and natural beauty, with nearby walking routes, Nature Reserve, and Avenham Park providing ample opportunities for outdoor activities. The property benefits from superb travel links, including local bus routes, Preston Train Station, and easy access to the M6 motorway.

As you enter the home, you are welcomed by an entrance hallway that leads to all the rooms on the ground floor. The heart of the home is the open-plan lounge and kitchen. The lounge features a large window that floods the space with natural light and a cozy gas fireplace perfect for those chilly evenings. There's also convenient access to an under-stairs cupboard. The kitchen, situated at the back of the house, boasts integrated appliances including a gas hob and oven, with additional space for freestanding appliances. It also offers access to the side of the house. From the lounge, triple folding doors open up to the garden, seamlessly blending indoor and outdoor living.

Moving to the first floor, you'll find three well-proportioned bedrooms. The master bedroom and the second bedroom are both spacious enough to comfortably accommodate double beds and additional storage. The third bedroom is versatile, ideal for use as a guest room or a study. The four-piece family bathroom, complete with a corner bath and overhead shower, serves the household well. A sliding door to the bathroom and a window on the landing add to the functional and bright layout of this floor.

Externally, the property boasts a large driveway at the front, providing ample parking space for up to two cars. The rear garden is designed for low maintenance and enjoyment, featuring an artificial lawn and decking area perfect for outdoor seating. Mature hedges at the back of the garden offer privacy, and a large garage provides additional storage or workshop space.

This delightful home offers a perfect blend of comfort, convenience, and charm, making it an ideal choice for families or professionals looking to settle in the Penwortham area.



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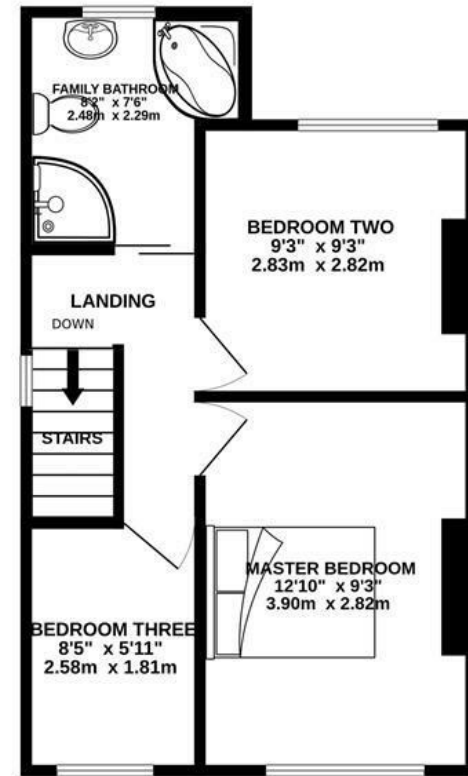
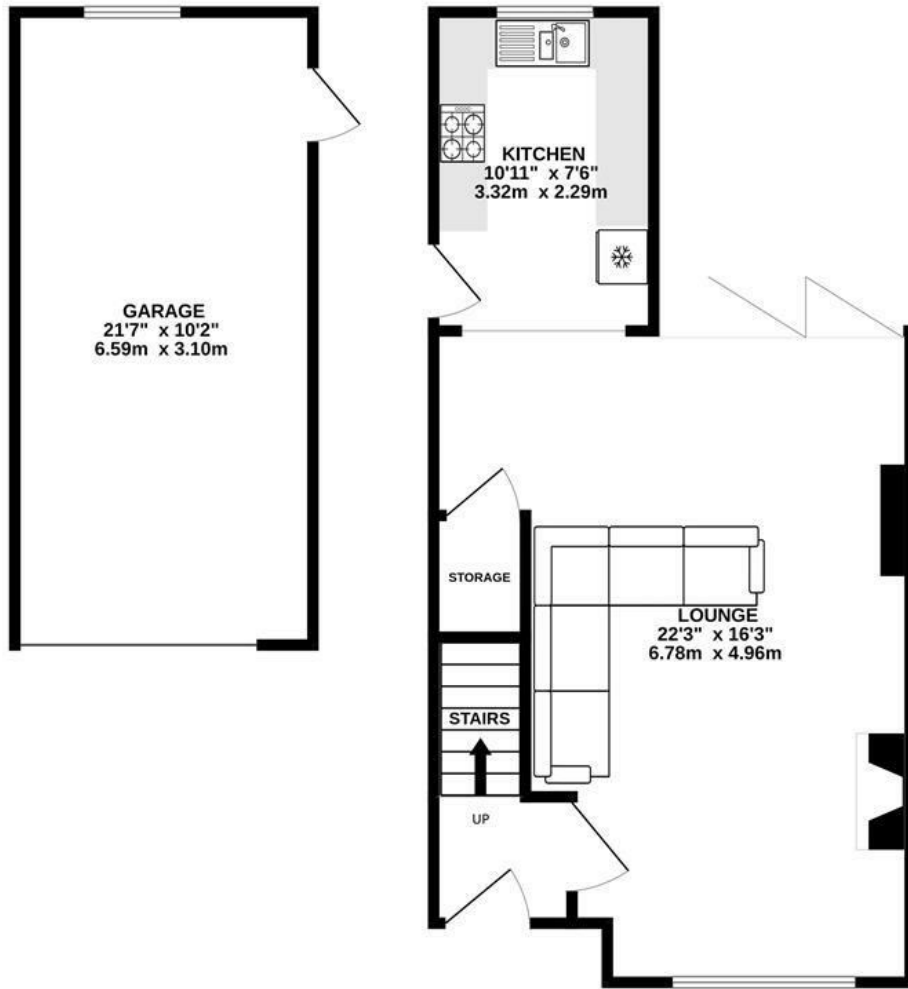
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GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.

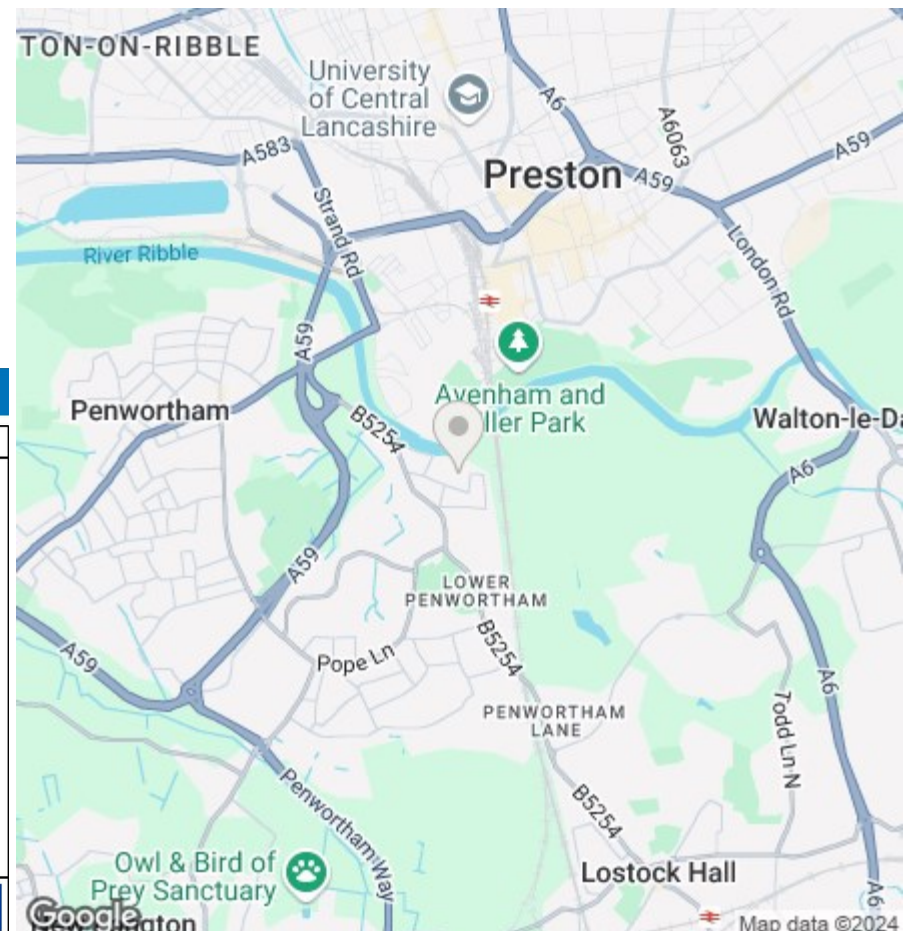


TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.

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	

Current: **70** Potential: **84**

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	