

Whitefield Road, Penwortham, Preston

Offers Over £239,950

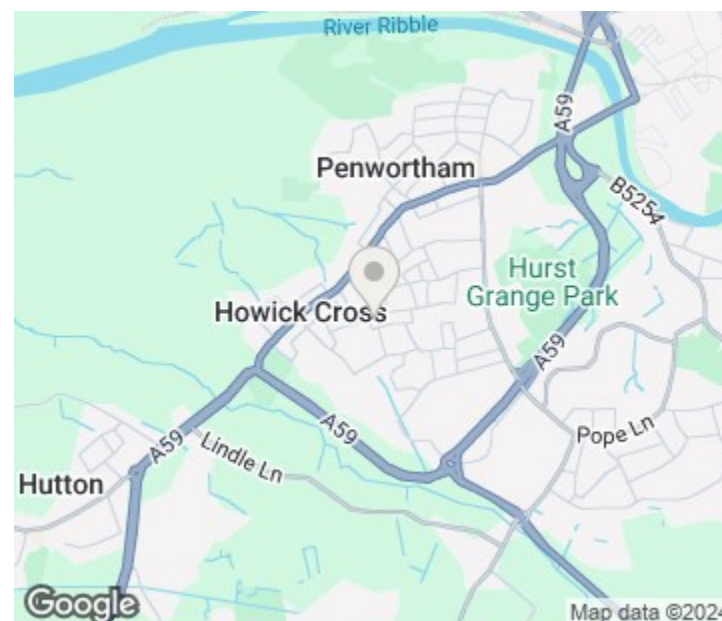
Ben Rose Estate Agents are delighted to bring to market this charming semi-detached bungalow in the highly sought-after area of Penwortham. This inviting home is ready for immediate occupancy, yet offers the opportunity for some cosmetic updates to truly make it your own. Nestled near beautiful nature trails and conveniently accessible to nearby villages and Preston city, the property is ideally located. Penwortham boasts excellent local schools, supermarkets, and amenities, making it a prime choice for families. Early viewing is highly recommended.

Upon entering, you're welcomed by an entrance hall with access to the stairs and under-stair storage. To the left is Bedroom Two, a spacious double with a front-facing window that fills the room with natural light. The generous lounge, also at the front of the property, features a traditional gas fireplace and a large window, creating a warm and inviting space. Moving through, the kitchen is of a good size and offers ample wall and base units, providing room for freestanding appliances direct access to the bright conservatory. The conservatory is a versatile space, flooded with light, and overlooks the newly landscaped rear garden. A modern three-piece family wet room completes the ground floor.

Upstairs, the master bedroom is generously sized, with plenty of integrated eaves storage throughout. The landing offers additional space with access to the eaves. Lastly, a newly fitted four-piece family bathroom on this floor features a corner bath and a standalone shower.

The property's exterior is equally impressive, with a large, south facing, newly landscaped garden that includes paved and astro-turfed areas, perfect for outdoor activities. A single detached garage provides additional storage. The front of the property features a driveway with space for three cars and an easy-to-maintain lawn.

New radiators have been installed throughout the home, ensuring comfort and energy efficiency.



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86	(92 plus) A	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
68			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

