



Priory Crescent, Penwortham, Preston

Offers Over £349,950

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom semi-detached property, located in the highly sought-after village of Penwortham. This property has been modernized to an excellent standard throughout and would make an ideal family home, offering comfortable living with easy access to surrounding villages and convenient proximity to the city of Preston. Penwortham is renowned for its excellent local schools, supermarkets, and amenities. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are greeted by a beautiful open-plan living space that includes the kitchen, family room, and staircase to the upper level, with double patio doors leading to the rear garden. The modern kitchen features integrated appliances, including a double oven with microwave, hob, and dishwasher, along with a functional breakfast bar. A convenient under-stairs utility room provides additional storage and space for freestanding appliances. Continuing through, you'll enter the spacious lounge, which boasts a traditional feature fireplace and a large front-facing window that floods the room with natural light. Adjacent is the dining room, offering ample space for a large family dining table. All of the family area downstairs benefits from having real hard wood engineered flooring and the first reception room could be made into a bedroom if required.

Upstairs, you will find three well-proportioned double bedrooms. Bedroom two features integrated storage, while the master bedroom boasts an ensuite shower room and a walk-in wardrobe. A modern four-piece family bathroom completes this level.

Externally, the front of the property showcases a well-maintained garden and a new private driveway with off-road parking for multiple vehicles. The detached garage, accessed via an electric garage door, adds further convenience to the home. At the rear, a lovely two-tier south-facing garden features a laid lawn on the upper level and a low-maintenance paved patio on the lower level, perfect for garden furniture and enjoying the sunshine.







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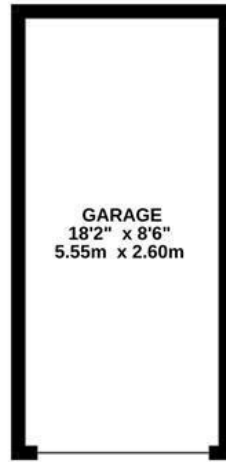
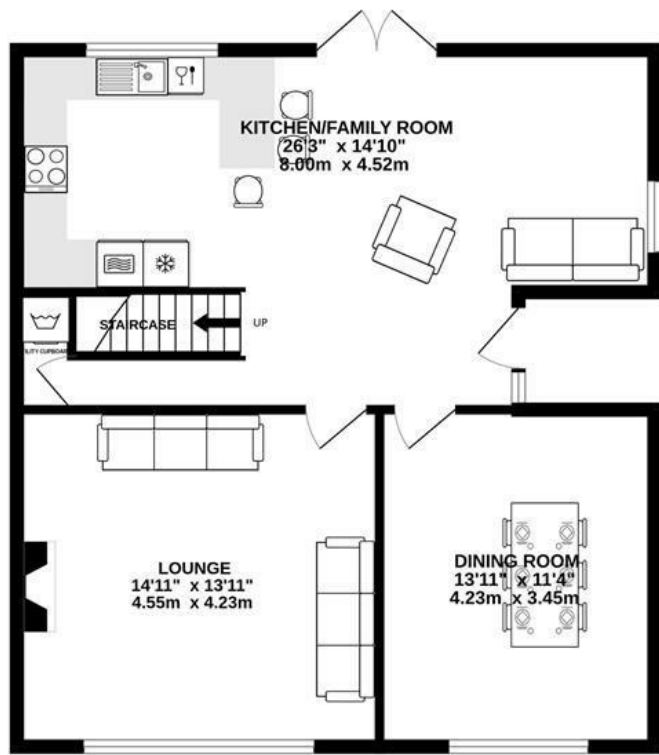


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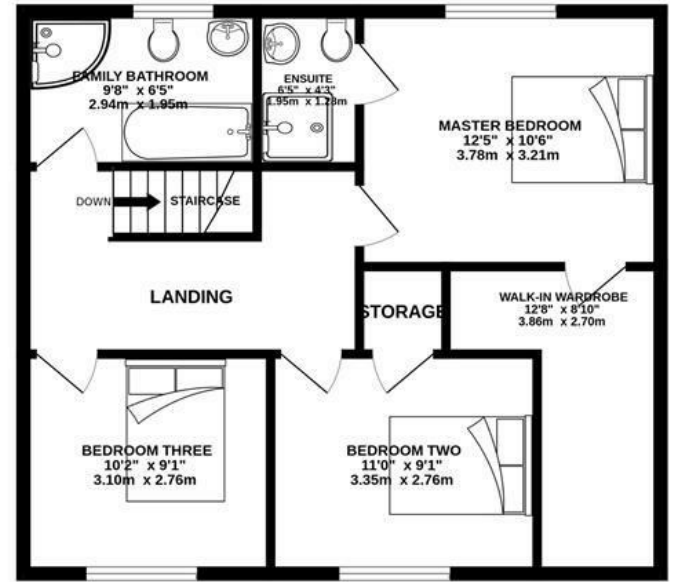




GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.

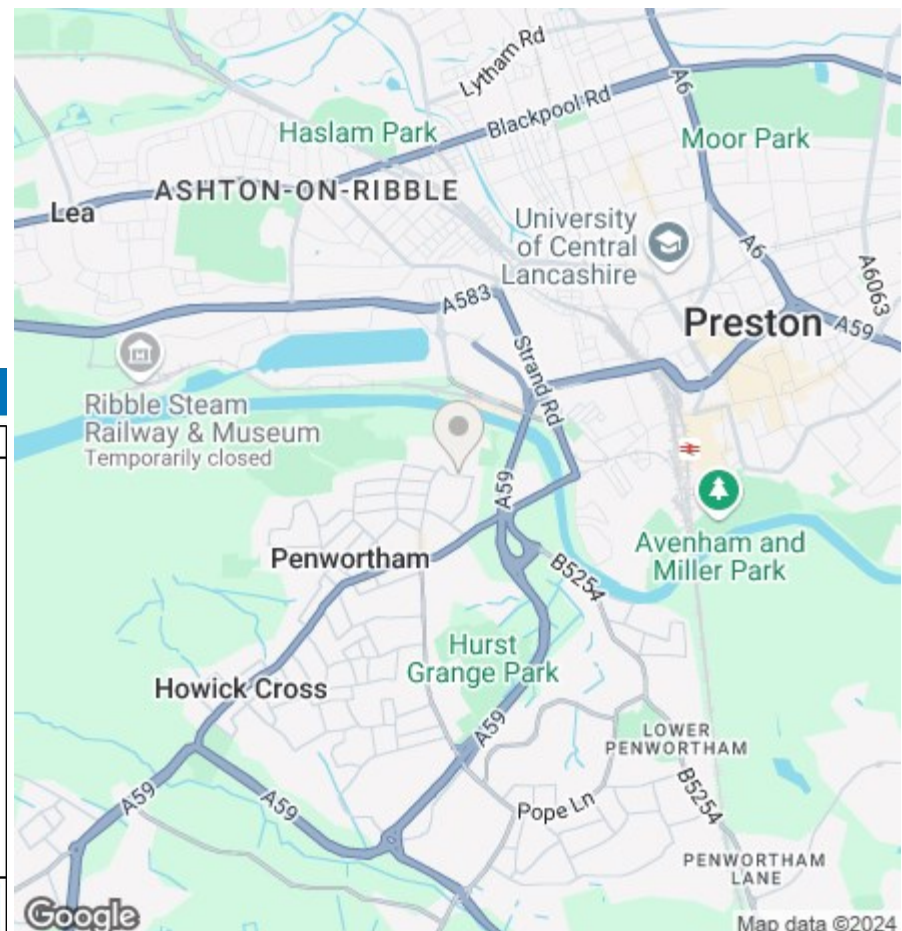


TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.

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
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	