



**Marsh Way, Penwortham, Preston**

**Offers In The Region Of £195,000**

Ben Rose Estate Agents are delighted to bring to market this beautifully presented three-bedroom semi-detached home located in a quiet residential area of Penwortham. Ideally situated just a short drive from Preston city centre, the property offers excellent access to local amenities, including highly regarded schools and supermarkets, with Booths only a few steps away. Commuters will benefit from nearby train stations and quick access to the M6 and M65 motorways. Early viewing is highly recommended to avoid disappointment.

Inside, the home opens to a welcoming entrance hall, leading into a spacious, open-plan lounge and dining area. The lounge features a charming gas fireplace and ample space for a full sofa set and other furnishings. There is also a generously sized under-stair storage area for added convenience. The dining area, perfect for a large family dining table, provides direct access to both the kitchen and the garden through sliding doors. The kitchen is equipped with ample wall and base units, offering plenty of room for freestanding appliances.

On the upper floor, there are three well-proportioned bedrooms, including two doubles, with the master and bedroom two comprising of fitted with mirrored wardrobes. Off the landing, there is a three-piece family bathroom and a spacious storage cupboard.

Externally, the property boasts a driveway at the front with parking space for up to two cars, with lovely views over a picturesque duck pond. The rear garden is generously sized, low-maintenance, and includes gated access to both the front and side of the property.

This home also offers great potential for extension and enjoys a private setting, as it is not overlooked from the front or rear.







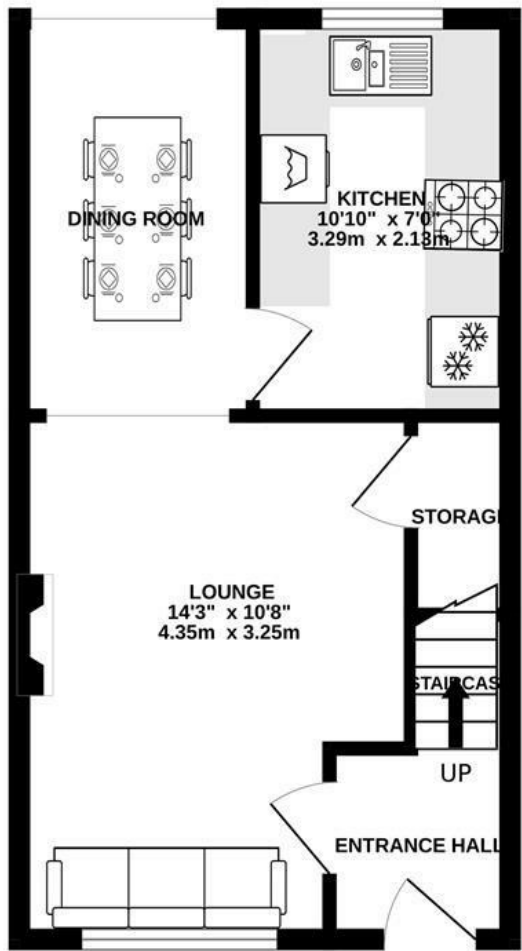




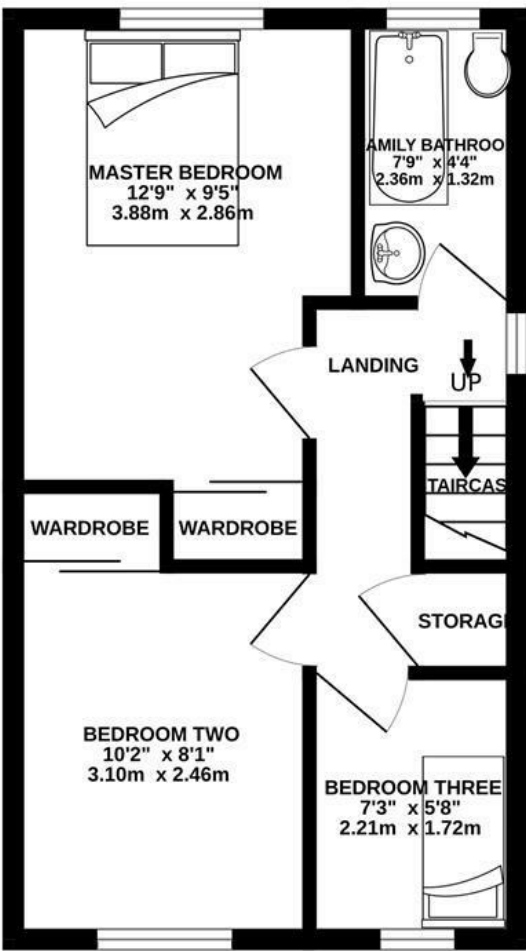


# BEN ROSE

GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 