



Woodville Road, Penwortham, Preston

Offers Over £224,950

Ben Rose Estate Agents are delighted to present this charming three-bedroom semi-detached home in the highly sought-after area of Penwortham, Lancashire. Perfect for couples or families, the property is nestled in a peaceful residential neighbourhood with excellent travel links. Nearby bus routes, Preston Train Station, and easy access to the M6 and M61 motorways make commuting to surrounding towns and cities convenient. Penwortham itself offers a wealth of local amenities, including shops, well-regarded schools, and leisure facilities. The home is also just a short drive from the picturesque River Ribble and the stunning Avenham Park, providing the perfect blend of urban convenience and scenic surroundings.

Upon entering, a bright and spacious hallway welcomes you, offering access to the stairs, an under-stair storage area, and the dining room. The dining room, set in an open-plan layout with the lounge, allows ample natural light to flow through. The lounge, located at the front of the home, features a large bay window and offers generous space for a substantial sofa set. The dining area is spacious enough to accommodate a large family dining table and seamlessly connects to the kitchen. The kitchen, fitted within the last three years, is equipped with ample wall and base units, space for freestanding appliances, and direct access to the garden.

Upstairs, the property boasts three well-proportioned bedrooms, including two spacious doubles. The family bathroom comprises a two-piece suite with a shower, while a separate WC is conveniently located off the landing.

Externally, the rear garden is a generous size, featuring paved areas, and an array of trees and shrubs. A substantial garage/outbuilding provides excellent storage potential and could be converted into a workshop or home gym. The front driveway offers space for at least two cars and extends along the side of the home.









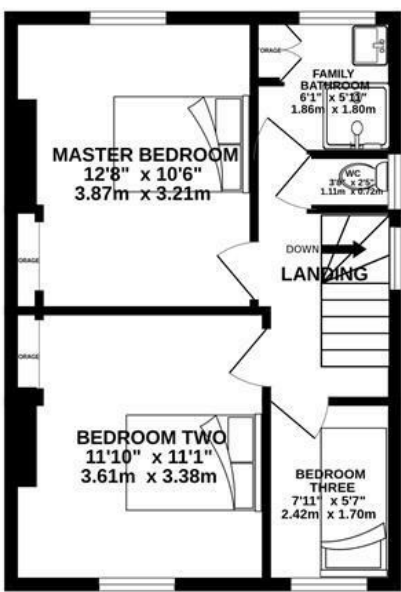
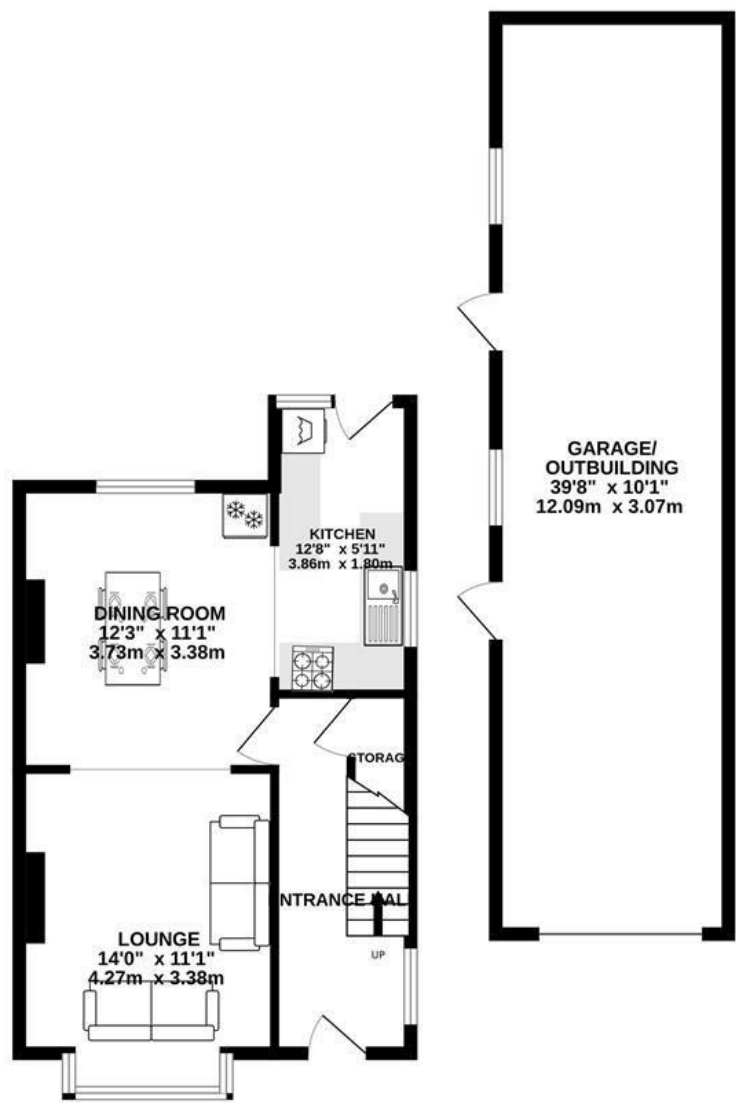




BEN ROSE

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.




TOTAL FLOOR AREA: 1245 sq.ft. (115.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
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 