



Fitchfield, Penwortham, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to the market this three-bedroom semi-detached property located in the sought-after village of Penwortham. This property would make an ideal choice for first-time buyers, offering easy accessibility to surrounding villages and convenient proximity to the city of Preston. Penwortham is surrounded by superb local schools, supermarkets, and amenities, making it an ideal location for families. Early viewing is highly recommended to avoid any potential disappointment.

Stepping into the property, you are greeted by the entrance hallway, where the staircase to the upper level is located. To the right, double doors open into the spacious lounge, which features a gas fireplace and a large window overlooking the front aspect. From the lounge, you enter the open-plan kitchen/diner, where double patio doors lead out to the rear garden. The kitchen is fitted with an integrated oven and hob, with additional space for freestanding appliances, while the dining area provides ample room for a family dining table.

Moving upstairs, the property offers three well-proportioned bedrooms and a three-piece family bathroom, complete with an over-the-bath shower.

Externally, the front of the property features a well-maintained lawn alongside a private driveway that runs to the side of the house, offering off-road parking for multiple vehicles. The driveway extends to the rear, leading to an impressive double garage equipped with an electric door. The generously sized rear garden is designed for low maintenance, comprising a stone and flagged patio, ideal for outdoor seating and entertaining.







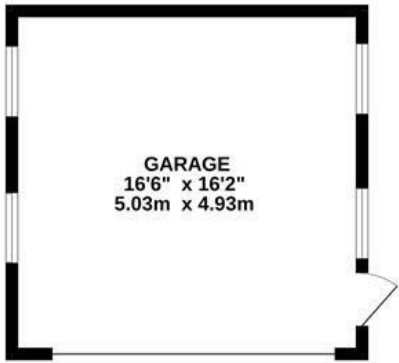




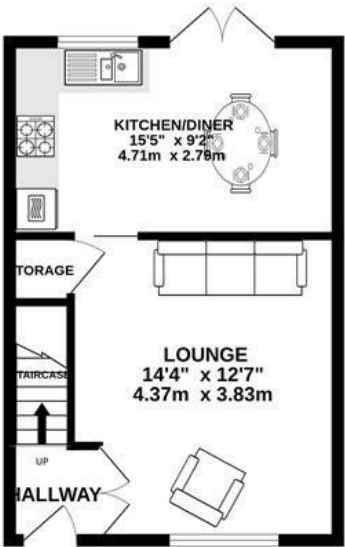
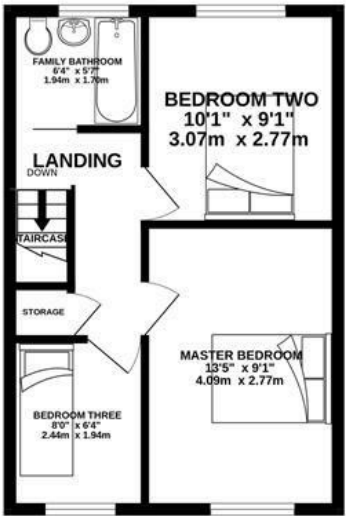


BEN ROSE

GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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.
Made with Metropix ©2025



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
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	

