



Cop Lane, Penwortham, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached home, located in the sought-after area of Penwortham. This property presents an excellent opportunity for buyers looking for a project home, offering great potential to modernise and create a space tailored to their needs. Situated in a popular residential area, the home benefits from easy access to a wealth of local amenities, including shops, cafes, and reputable schools. Excellent transport links are also nearby, with convenient access to Preston city centre, bus routes, and the M6 and M65 motorways, making it ideal for commuters.

Stepping inside, you are welcomed into a spacious reception hall, setting the tone for the home's potential. The front lounge is well-proportioned and features a charming fireplace, offering a cosy focal point for the room. Moving towards the rear, the kitchen/diner provides ample space for cooking and dining, with access to the rear porch, which could be repurposed to suit individual needs. Completing the ground floor is the bathroom and a separate WC, as well as convenient internal access to the garage.

Ascending to the first floor, you will find three well-sized bedrooms, each offering scope for renovation. The master bedroom benefits from fitted wardrobes, providing useful storage. The shower room serves the bedrooms and offers flexibility for future updates to suit modern preferences.

Externally, the property sits on a generous plot, with a driveway to the front providing off-road parking for multiple vehicles. The rear garden offers a private outdoor space, featuring a patio area, a lawn, and a pond, perfect for those who enjoy gardening or wish to create a tranquil retreat.

With its excellent location and potential for transformation, this home is a fantastic opportunity for those looking to put their own stamp on a property.







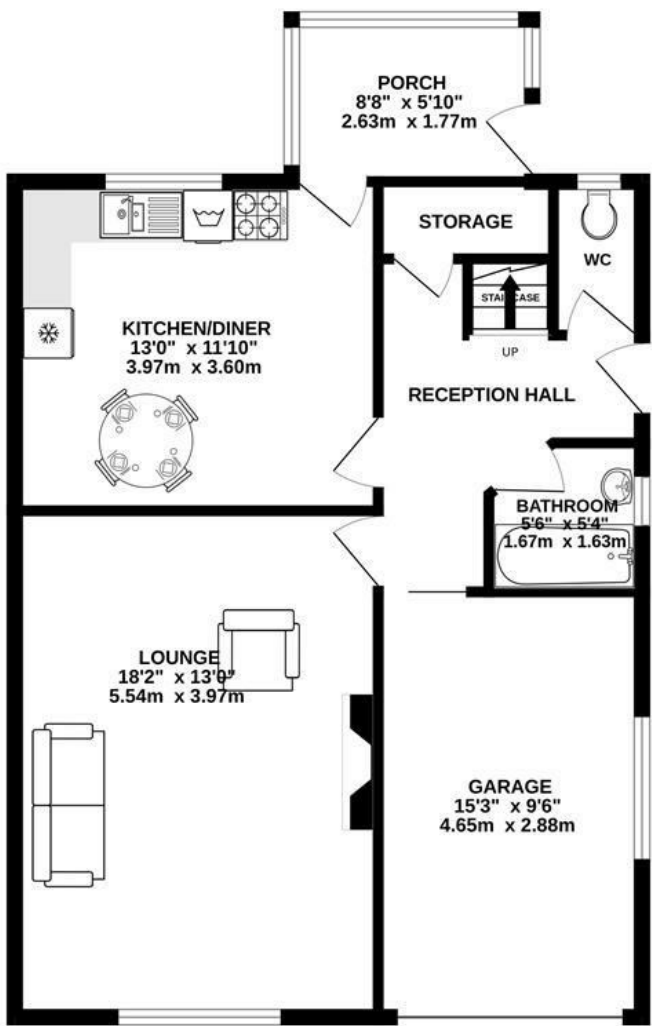




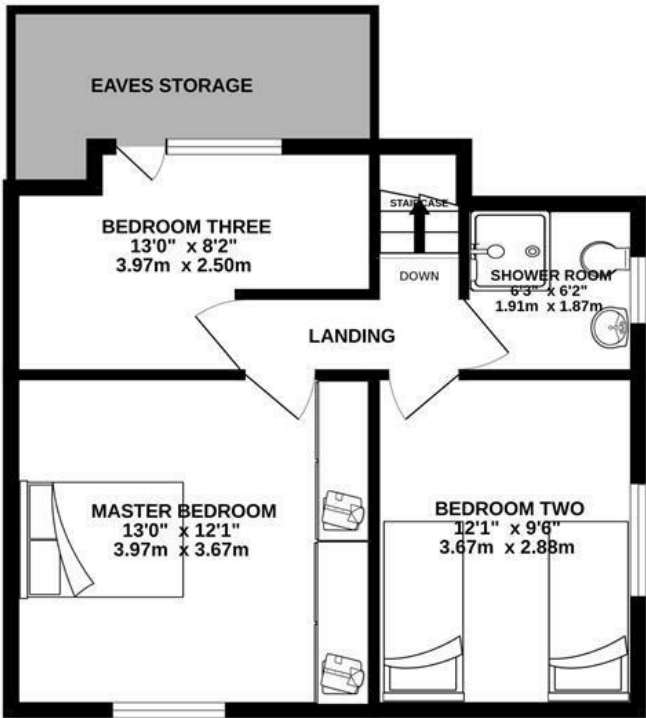


BEN ROSE

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
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		

