



Meadowfield, Penwortham, Preston

Offers Over £164,950

Ben Rose Estate Agents are pleased to present this well-maintained three-bedroom semi-detached home, ideally situated in a quiet cul-de-sac right in the heart of Penwortham. This attractive property is an excellent choice for first-time buyers, small families, or those seeking a solid buy-to-let investment. Its desirable location offers the best of both worlds—peaceful residential surroundings with the vibrant city of Preston just a short distance away. Residents benefit from easy access to a wide range of local amenities, including highly regarded schools, supermarkets, and shops, along with superb transport links. The nearby train stations and proximity to the M6 and M65 motorways make commuting and travel highly convenient. Early viewing is strongly advised to avoid missing out on this appealing opportunity.

Stepping inside, you're greeted by a welcoming porch area, complete with integrated storage. From here, you enter a spacious lounge that immediately feels inviting, thanks to the large front-facing window that floods the room with natural light. The electric fireplace creates a warm, central feature, while the open staircase adds to the sense of space and character. The lounge flows seamlessly into the kitchen/diner, which is thoughtfully fitted with a range of wall and base units providing ample storage, along with plenty of worktop space for meal preparation. There is room here for freestanding appliances and a family dining table, making it a perfect setting for both everyday meals and entertaining. A generous under-stair storage cupboard adds even more practicality.

Upstairs, the home offers three well-proportioned bedrooms, two of which are spacious doubles. All three bedrooms benefit from integrated storage, helping to keep the rooms neat and functional. The family bathroom is finished with a clean, three-piece suite that includes a shower over the bath, providing everything needed for modern family living.

To the rear, the garden is a lovely feature of the property—sizable, private, and not overlooked, it combines a neat lawn with paved sections, creating a space suitable for relaxation or play. A gated path provides secure side access. At the front, the home is equally well presented, with a low-maintenance lawn and a driveway that comfortably accommodates parking for up to three vehicles off-road.







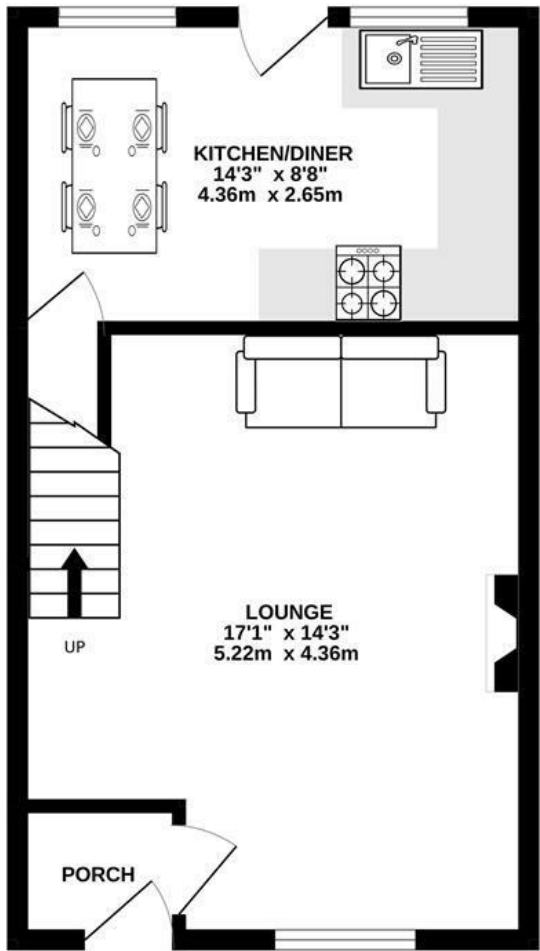




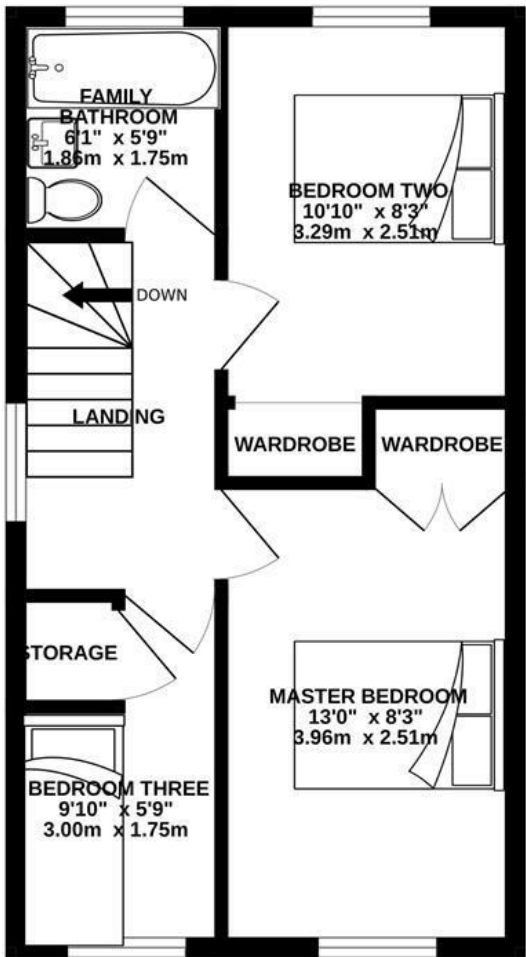


BEN ROSE

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

