



Meadow Bank, Penwortham, Preston

Offers Over £99,950

Ben Rose Estate Agents are pleased to present this well-maintained one bedroom apartment, ideally situated in a quiet cul-de-sac on the outskirts of Penwortham. This attractive property is an excellent choice for first-time buyers, couples, 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.

Entering the apartment you are greeted by an entrance hall that houses the stairs leading to the main floor of the apartment. Once at the top you will enter into the spacious lounge with a front facing window that keeps the space light and airy. Moving through, to the rear you will find the master bedroom with large integrated wardrobes. Adjacent is the kitchen with worktops, hob and sink. Completing the floor is the family bathroom with an over the bath shower.

Externally the property features a tandem two car drive to the side that allows for off the road parking, with the left hand drive belonging to the apartment.

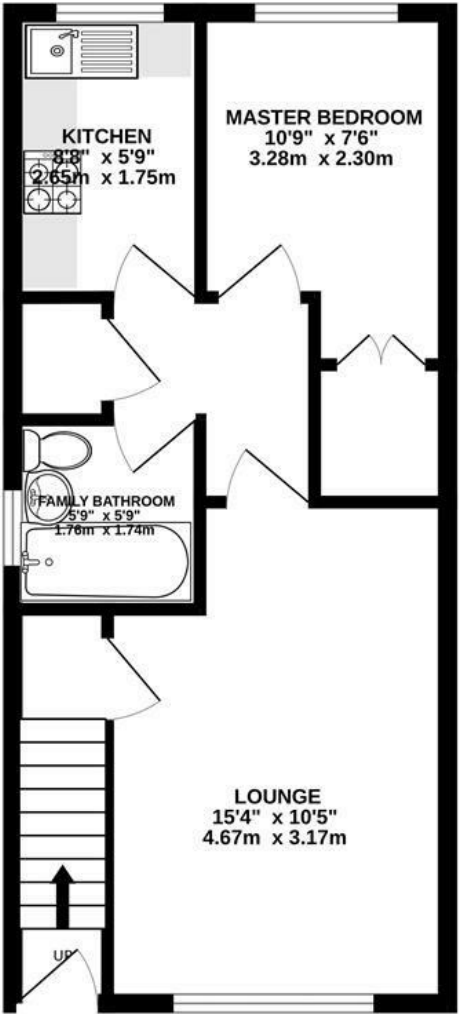
Overall this would be a great investment opportunity or first time property for those looking for a property in this area.





BEN ROSE

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.3 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		
	44	77
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	

