



Fairhaven Road, Penwortham, Preston

Offers Over £149,950

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom terraced property situated in the highly sought-after area of Penwortham. Offering generous living accommodation throughout, this home is perfectly suited to first time buyers, couples, and growing families looking for a property in a convenient and well-connected location. Penwortham remains one of South Ribble's most desirable residential areas, boasting an excellent selection of local shops, supermarkets, cafés, schools, and leisure facilities. The property also benefits from outstanding travel links, with regular bus routes nearby, easy access to Preston city centre, Preston Railway Station providing direct services to major UK destinations, and excellent connections to the M6, M61 and M65 motorways, making commuting across the region straightforward.

Stepping through the vestibule, which features attractive vinyl-tiled flooring, you are welcomed into the entrance hallway with useful understairs storage. From here, the spacious front lounge can be found to the left, offering a warm and inviting living space complete with built-in storage and a traditional fireplace with gas fire, creating a cosy focal point. Continuing through the home, you enter the impressive kitchen diner, a fantastic space for both everyday family life and entertaining. The modern fitted kitchen benefits from a range of integrated appliances and is complemented by ample dining space. Tiled flooring runs throughout, while an inset fireplace with a traditional fire basket adds further character and charm. To the rear, a practical utility room provides additional storage and workspace, along with an external door leading to the enclosed back yard.

Ascending to the first floor, the property offers three well-proportioned bedrooms, all providing flexible accommodation to suit a variety of needs. The generous principal bedroom benefits from integrated storage, helping to maximise floor space, while the remaining bedrooms are ideal for children, guests, or those working from home. The first floor is completed by the family bathroom, serving all bedrooms conveniently.

Externally, residential parking is readily available to the front of the property. To the rear, the enclosed yard provides a private outdoor space to enjoy, featuring a raised decking area that is ideal for outdoor seating, dining, and relaxing during the warmer months. Combining character features, practical living space, and a highly desirable location with excellent transport connections, this is a fantastic opportunity to acquire a home that will appeal to a wide range of buyers.









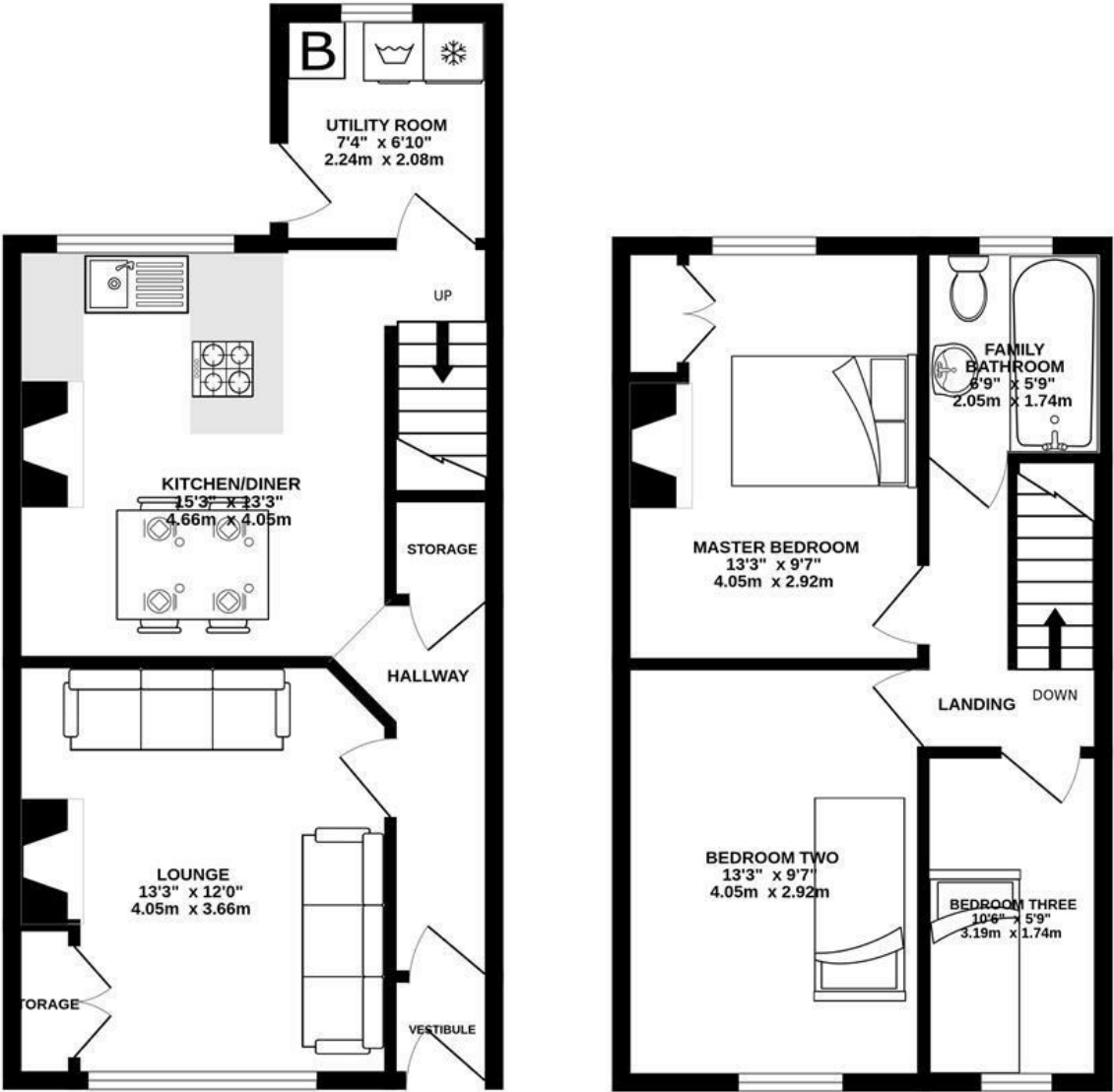




BEN ROSE

GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.

2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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		
	72	80
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	

