



Stanley Grove, Penwortham, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom, semi-detached home, located on a highly sought-after cul-de-sac in the heart of Penwortham. This stunning property has undergone a complete renovation, including structural work, to create a modern and stylish family home that's ready to move straight into. Ideally positioned, the home is within easy reach of a wealth of local amenities including shops, cafes, and reputable schools. Excellent travel links are also nearby, with Preston Train Station just a short drive away, regular bus routes within walking distance, and convenient access to the M6 and M65 motorways for those commuting across the North West. Penwortham's vibrant town centre and the nearby city of Preston offer an excellent selection of restaurants, parks, and leisure facilities, making this the perfect location for family living.

Stepping inside, you are greeted by a welcoming entrance hall with the staircase just off, setting the tone for the home's tasteful décor and thoughtful layout. To the front of the property sits a spacious lounge, flooded with natural light through the beautiful bay window. This room also benefits from integrated storage cupboards and an electric fireplace, creating a cosy yet functional family space. Towards the rear, the heart of the home is the modern kitchen/diner, installed around two years ago and finished to an excellent standard. The kitchen features an integrated oven, hob, and dishwasher, with access to under-stair storage, ample dining space, and elegant French doors that open out to the rear garden—perfect for entertaining or family meals.

To the first floor, the property boasts three well-proportioned bedrooms, two of which are doubles. The master bedroom features a charming bay-fronted window with a cleverly designed integrated desk, providing an ideal workspace. Bedroom two includes fitted wardrobes, while bedroom three also benefits from an integrated desk and a uniquely designed suspended bed to maximise floor space. Completing the first floor is a beautifully presented three-piece family bathroom, comprising a bath with overhead shower, wash basin, and WC.

Externally, the home sits on a generous plot with a driveway to the front providing off-road parking for up to two cars. The rear garden has been beautifully landscaped and offers a wonderful space for outdoor living, featuring a patio area ideal for seating and dining, leading onto a large, low-maintenance artificial lawn. This private and enclosed garden is perfect for families to enjoy year-round.

In summary, this is a truly exceptional family home that combines modern living, thoughtful design, and a prime Penwortham location—offering the perfect balance of comfort, style, and convenience.







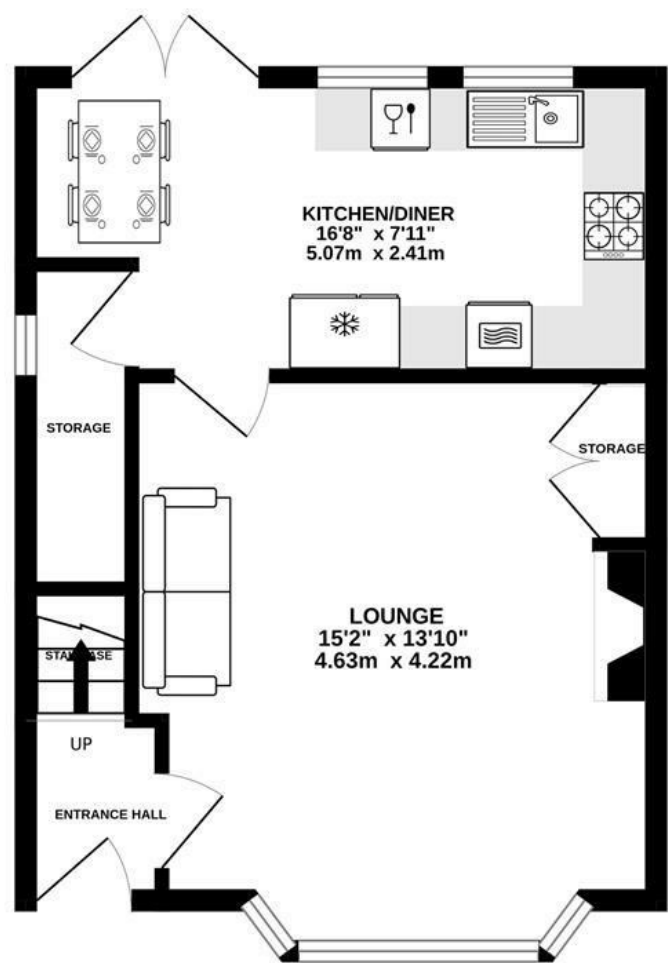




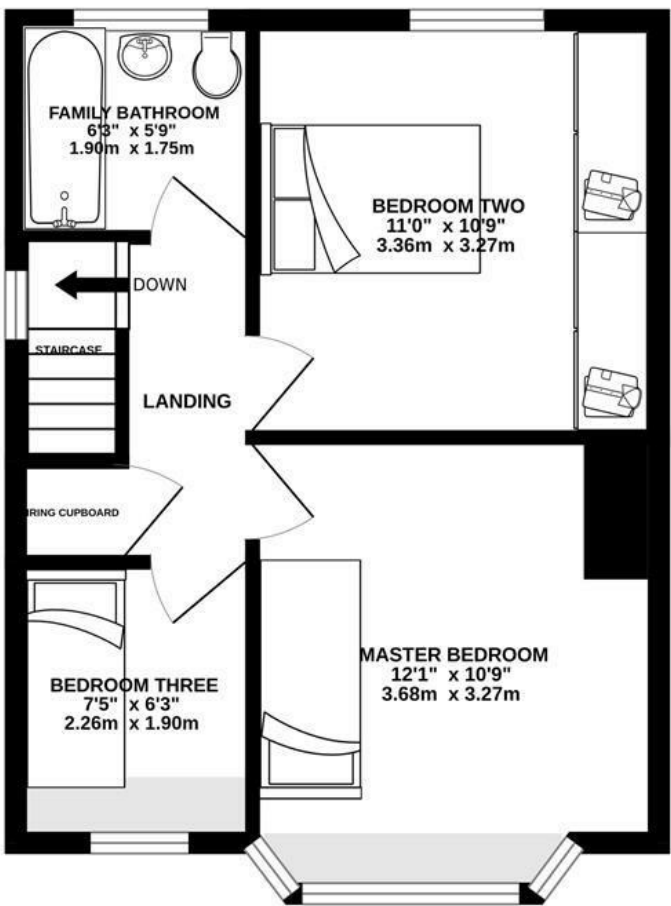


BEN ROSE

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.




TOTAL FLOOR AREA : 741 sq.ft. (68.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		69
(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	