



5 Beechway, Penwortham, Preston, PR1 0XS
£253,950

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Penwortham. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and converted detached garage.

The living accommodation briefly comprises of; lounge, dining area, kitchen and conservatory. To the first floor, 3 bedrooms and modern shower room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M6.

FREEHOLD

Council tax band - B

GROUND FLOOR

Lounge 10'8" x 13'0" (3.26m x 3.97m)

High quality wood effect laminate flooring with open aspect through to the dining area and blind

Dining area 10'10" x 9'5" (3.31m x 2.89m)

High quality wood effect laminate flooring with sliding patio doors leading to the rear garden, spotlighting and blind

Kitchen 7'1" x 11'5" (2.18m x 3.49m)

Tile flooring with access to the conservatory and spotlighting. A range of fitted kitchen units, worktops and space for free space for kitchen appliances

Conservatory 15'11" x 8'6" (4.86m x 2.61m)

High quality wood effect laminate flooring with patio doors leading to the rear garden

FIRST FLOOR

Bedroom 8'3". x 13'1" (2.53. x 4.01m)

Carpet flooring with window to the front elevation, fitted wardrobes and blind

Bedroom 11'5" x 9'3" (3.50m x 2.83m)

Carpet flooring with window to the rear elevation and blind

Bedroom 7'1" x 6'5" (2.18m x 1.97m)

Carpet flooring with window to the front elevation and blind

Bathroom

High gloss tile flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and spotlighting

EXTERNAL

Easy maintenance from garden area with parking for 2 vehicles. Enclosed rear garden with panel fencing, laid to lawn and patio area. Converted garage which now offers a further snug and shower room.