



## Stanley Grove, Penwortham, Preston

**Offers Over £249,950**

Ben Rose Estate Agents are delighted to present this newly refurbished, three-bedroom semi-detached property situated on a peaceful, family-friendly cul-de-sac in Penwortham. This home offers spacious living areas, making it an ideal choice for families. Its location in Penwortham provides the perfect balance of suburban tranquility and urban convenience, being close to the vibrant city of Preston. The property is surrounded by excellent local schools, supermarkets, and a variety of amenities. Additionally, it boasts fantastic travel connections, with nearby train stations and easy access to the M6 and M65 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the home, you are welcomed into a bright entrance hall that grants access to most of the ground floor rooms. At the front of the property, there is a well-sized storage room, currently used as a cloakroom, offering practical storage solutions. The lounge is generously proportioned and filled with natural light, thanks to the large front-facing bay window, creating a warm and inviting space for relaxation.

Continuing through the property, you enter the spacious kitchen and dining area. The modern kitchen is equipped with an integrated hob, oven, and dishwasher, with ample space for a dining table and additional freestanding appliances. This room seamlessly connects to the utility area, which provides extra worktops, a sink, and space for a washer and dryer. From the utility room, there is convenient access to the downstairs WC and the rear garden, enhancing the home's functional layout.

The first floor offers two spacious double bedrooms, with the master bedroom featuring a beautiful bay window that adds character and charm. The third bedroom is versatile, making it perfect for use as a nursery or a home office. The modern family bathroom is well-appointed with a bath and an over-the-bath shower, catering to all family needs. The landing is spacious, enhancing the sense of openness on the upper floor. Bedroom two benefits from lovely views over the fields at the rear, adding a serene touch to the space.

Outside, the property boasts a large garden with both lawn and paved areas, extending along the side of the house and enclosed by tall fencing, ensuring privacy and security. At the front, there is a generously sized driveway providing off-road parking for up to four cars.

Fully refurbished throughout, this home is beautifully finished and ready to move into, offering modern comfort and style in a desirable location.





















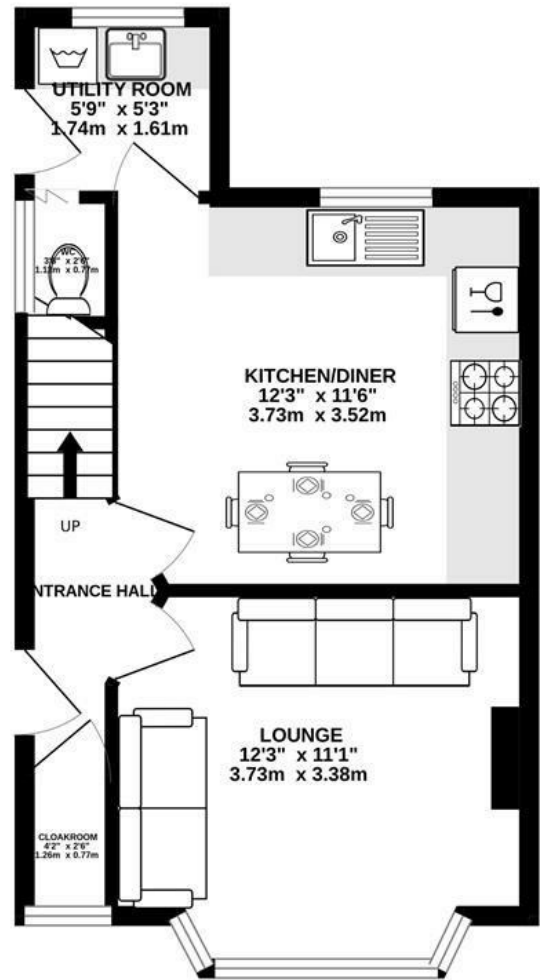




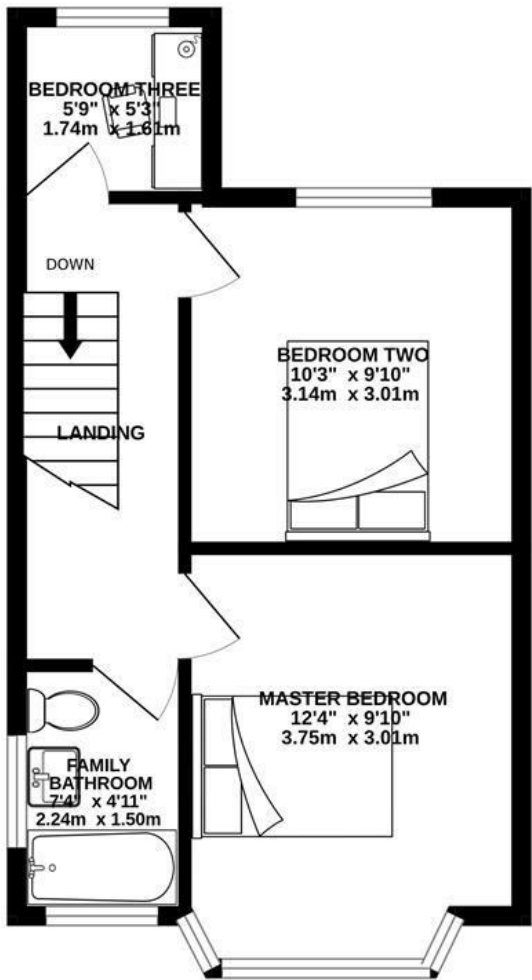


# BEN ROSE

GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.4 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

