



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



## The Property Perspective

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PERSPECTIVE

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)

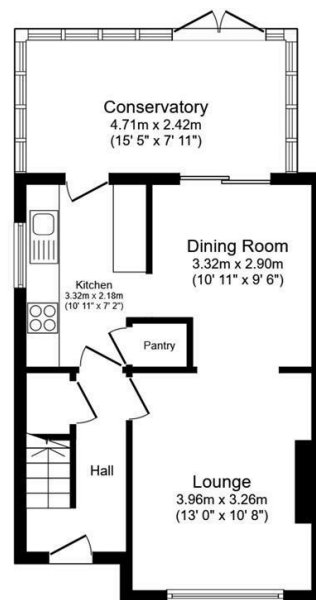
Carpet flooring with window to the front elevation and blind

### Bathroom

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

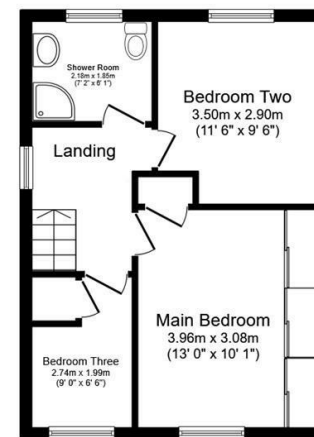
### EXTERNAL

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 snig and shower room.



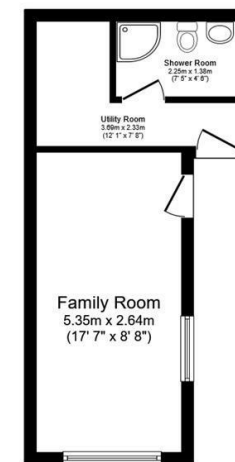
Ground Floor

Floor area 49.2 sq.m. (530 sq.ft.)



First Floor

Floor area 38.2 sq.m. (411 sq.ft.)



Annex Floor Plan

Floor area 23.1 sq.m. (249 sq.ft.)

Total floor area: 110.5 sq.m. (1,190 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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