



## Marsh Way, Penwortham, Preston

**Offers Over £169,950**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached home, ideally located in the highly sought-after area of Penwortham, Lancashire. Beautifully maintained and set within a quiet residential area, this lovely property offers an excellent opportunity for first-time buyers, young families, or those looking to downsize. Situated just a short walk from Penwortham village, residents can enjoy a range of independent shops, cafes, bars, and restaurants, as well as highly regarded local schools. The area also benefits from excellent transport links, with rail services from Preston station providing easy access to Manchester, Liverpool, and beyond. Major road networks including the M6 and M65 are nearby, and Preston city centre is just a short drive away. For leisure, Hurst Grange Park offers beautiful green spaces right on the doorstep, perfect for walks and family outings.

Moving inside, you are welcomed by a bright entrance hall that leads into the spacious lounge and dining room, designed as a versatile open-plan living area ideal for both relaxing and entertaining. Large sliding doors at the rear provide a seamless connection to the conservatory, allowing natural light to flow through the space. The modern fitted kitchen, located at the front of the home, features contemporary units and integrated appliances including a built-in fridge freezer, offering both style and functionality. To the rear, the conservatory serves as a perfect additional living space or garden room, with French doors opening out onto the patio.

To the first floor, the property offers two well-proportioned double bedrooms, both beautifully presented and neutrally decorated. The modern three-piece shower room completes the floor, finished to a high standard with contemporary fittings.

Externally, the property boasts a neat front garden with a driveway providing parking for two cars. The private rear garden enjoys a lovely mix of lawn and a raised wooden patio area, perfect for outdoor dining and relaxation. A garden shed provides additional storage space.

This delightful home combines modern living with a superb Penwortham location — ready to move into and enjoy immediately.













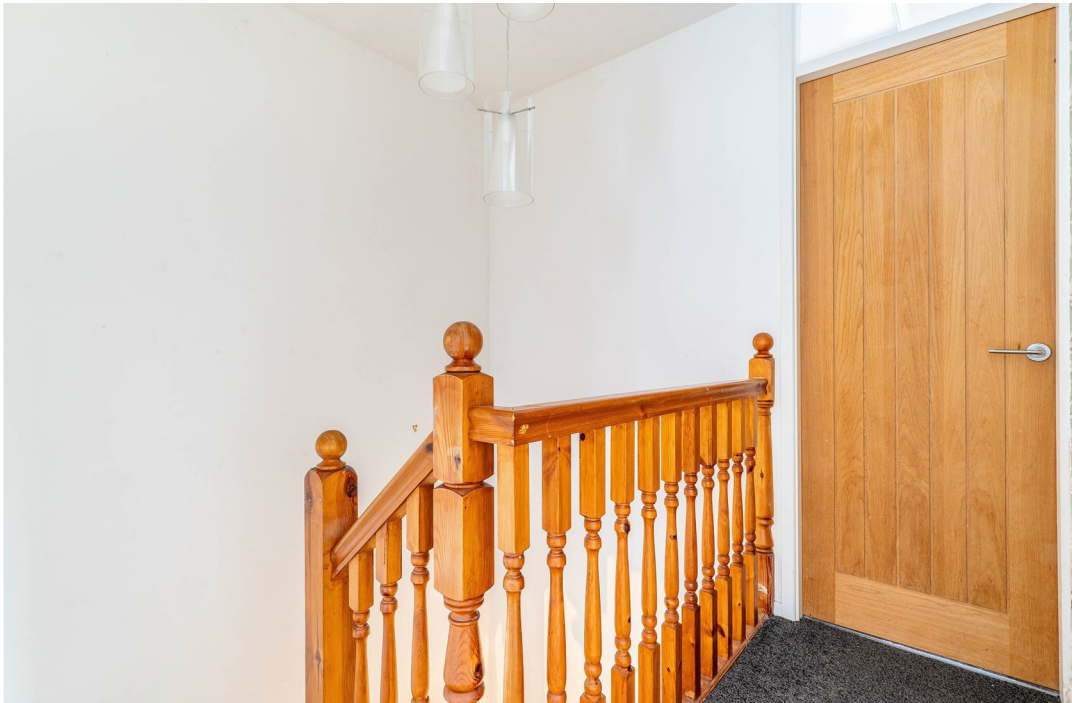












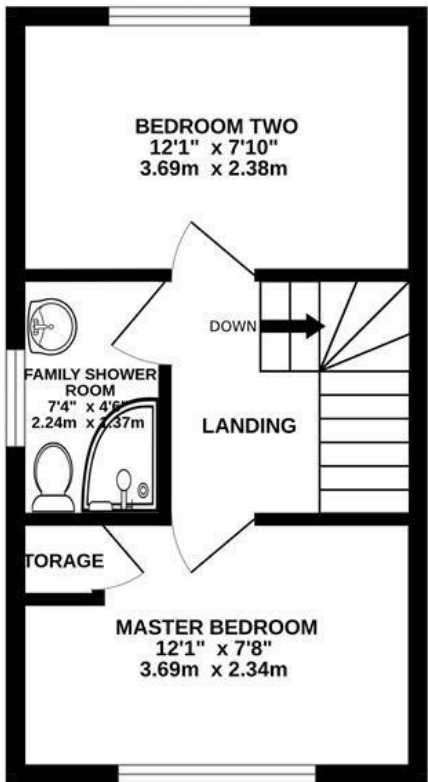


# BEN ROSE

GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
277 sq.ft. (25.7 sq.m.) approx.






TOTAL FLOOR AREA : 609 sq.ft. (56.6 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		
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	