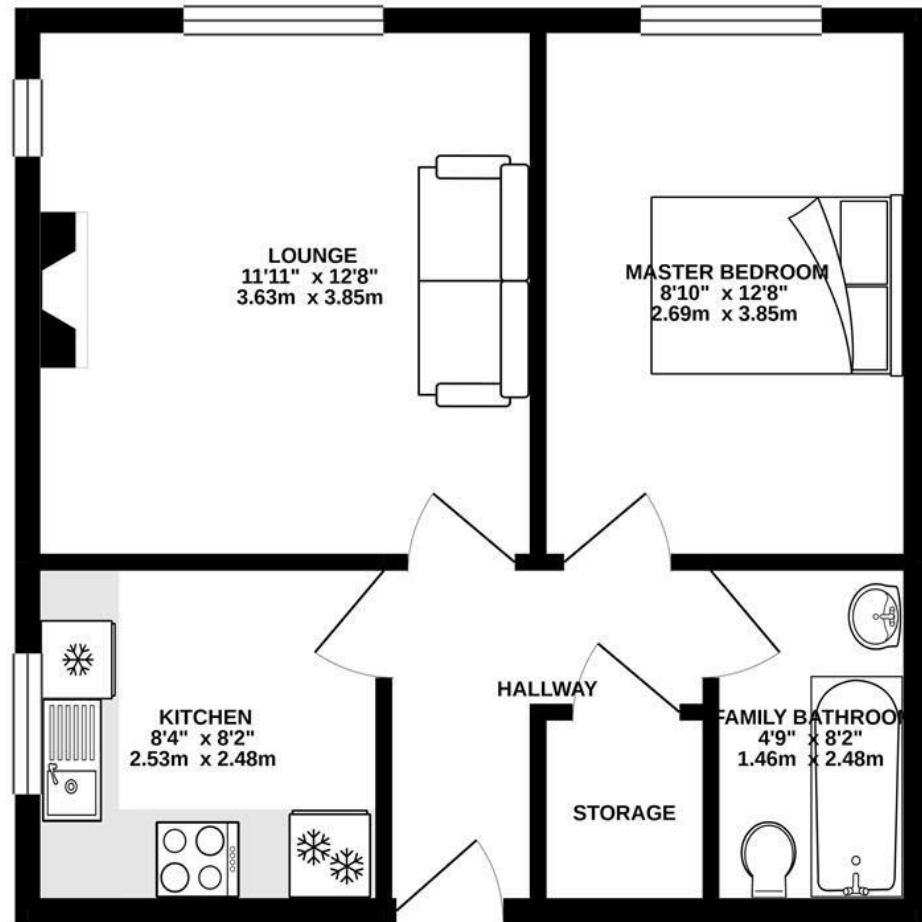


GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.6 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 | 75 | 78 |

| 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 | | |

BEN  ROSE



Copper Beeches, Penwortham, Preston

Offers Over £60,000

Ben Rose Estate Agents are pleased to present to market this one bedroom, first floor flat being brought to market with no onward chain. This would be an ideal home for a first time buyer looking to get onto the property ladder. The property is ideally placed in the town of Penwortham - near to the city of Preston and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via nearby train stations and the M6 and M65 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property is found just off the first floor landing upon entering the building. The flat comprises of a lounge that features a fireplace and a bay window to the front with dual aspect views. You'll also find the kitchen just off the main hallway that is fitted with an integral hob/oven and space for other freestanding appliances. The hallway also gives access to the master bedroom and the three piece family bathroom. There is also a generously sized storage cupboard.

Externally, the complex sits on a corner plot with a shared lawn space, whilst to the rear is a private car park.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



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