BEN ROSE



Brook Avenue, Scorton, Preston

Offers Over £285,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached home nestled in the sought-after village of Scorton, near Preston. Surrounded by picturesque countryside and enjoying stunning rural views to both the front and rear, this delightful family home offers a wonderful balance of peaceful village living with excellent accessibility. Offering fantastic potential throughout, the property would make an excellent renovation project for buyers looking to modernise and add their own stamp, creating a truly bespoke family home in an enviable setting. Scorton is well regarded for its welcoming community atmosphere, popular local pubs, village shop and access to scenic walking routes including those around Beacon Fell Country Park. For commuters, there are convenient road links via the M6 motorway and A6 road, while rail services are available from nearby Garstang and Preston, providing direct connections to major cities. This home is ideally suited to families seeking a semi-rural lifestyle without compromising on everyday amenities and transport links.

Upon entering the property, you are welcomed through a vestibule that opens into a spacious and inviting lounge. This bright and airy room is enhanced by multiple windows that flood the space with natural light, while a feature fireplace creates a cosy focal point perfect for family evenings. Moving through to the hallway, you gain access to the dining room, offering ample space for entertaining and family meals. The kitchen is well positioned and practical in the layout, providing plenty of worktop and storage space for busy family life, with clear scope for updating to suit modern tastes. Also located on the ground floor is the family bathroom, fitted with a shower, along with a generously sized bedroom which could equally serve as a guest room, home office or playroom depending on your needs.

Heading upstairs, the landing benefits from multiple built-in storage cupboards, ideal for keeping the home organised. From here, you will find two further well-proportioned bedrooms. One bedroom includes a built-in wardrobe, maximising floor space, while the master bedroom enjoys the added benefit of a private en suite, creating a comfortable retreat for parents. The first floor layout offers flexibility and exciting potential for reconfiguration or cosmetic enhancement, making it perfectly suited to growing families looking to create their forever home.

Externally, this property truly shines. To the front, a gated driveway provides parking for up to three vehicles and leads to a detached garage, which thoughtfully doubles as a utility space complete with plumbing. The front garden features a well-maintained lawn complemented by mature flower beds and established bushes, enhancing the property's kerb appeal. To the rear, the garden offers a versatile and secure outdoor space with a decked seating area ideal for al fresco dining, a lawn for children to play, and fenced boundaries for added privacy. With open countryside views framing the home on both sides and huge potential to enhance and modernise throughout, this is a fantastic opportunity to acquire a detached family property in a highly desirable village setting and transform it into something truly special.







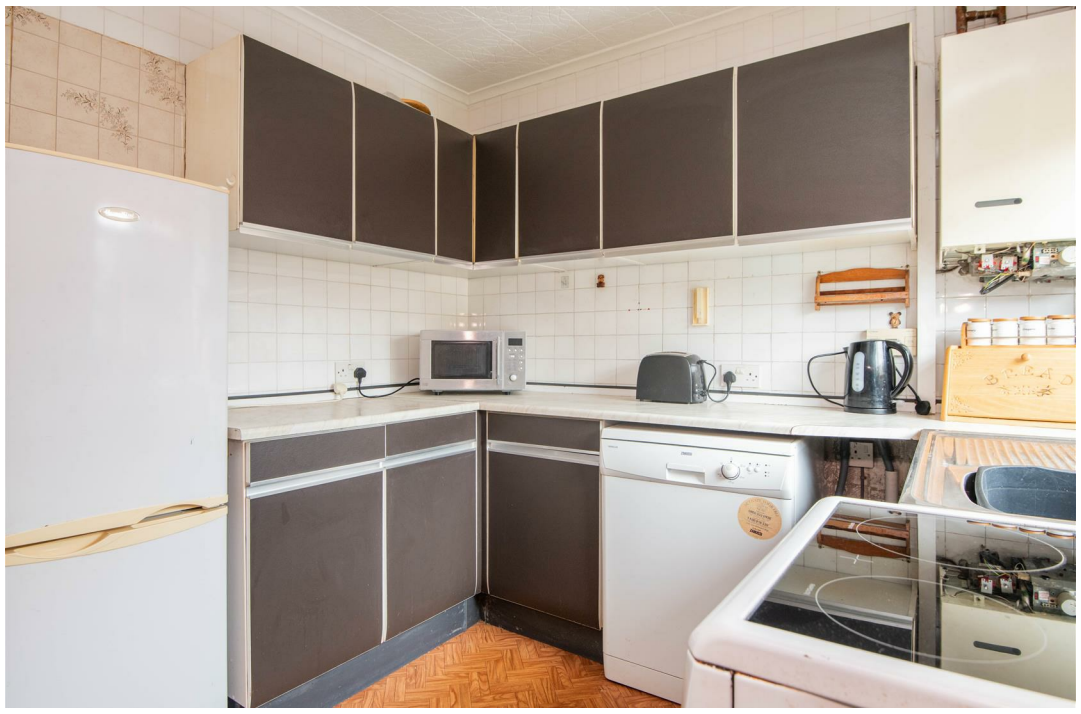








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HOUSEHOLD HINTS AND HANDY TIPS
HOW BOSS
BOOK
THE MORNING AFTER





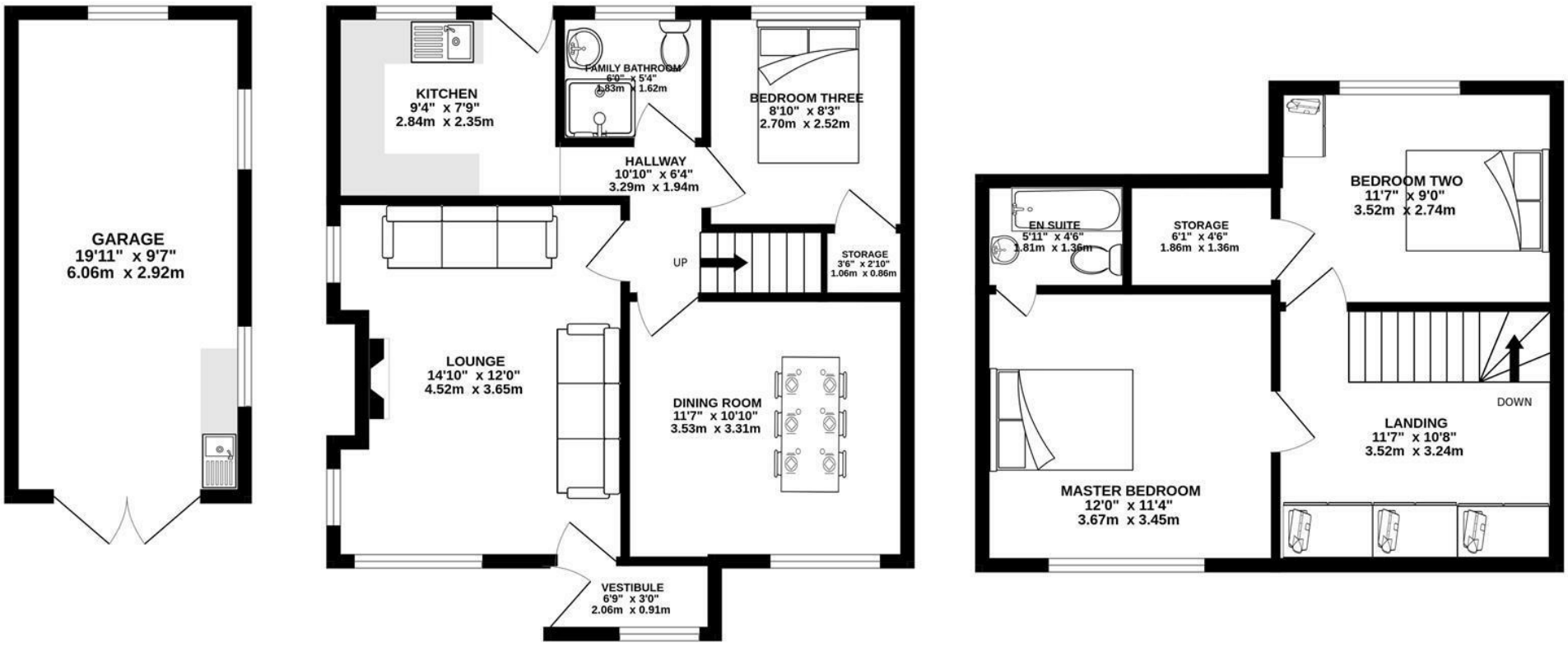




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GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

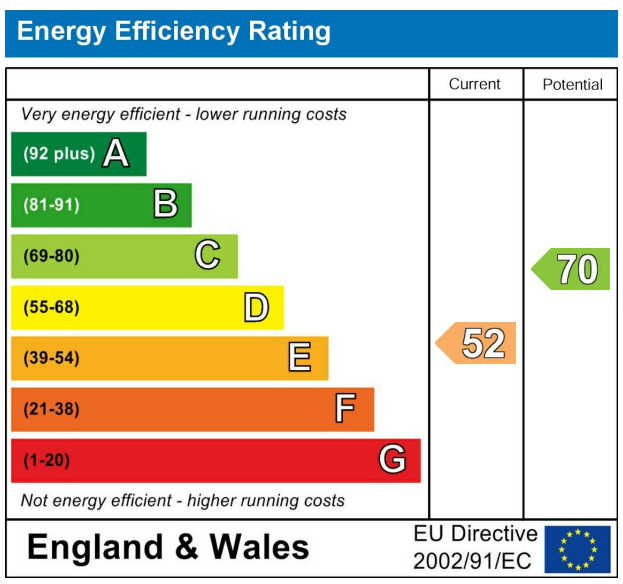
1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.

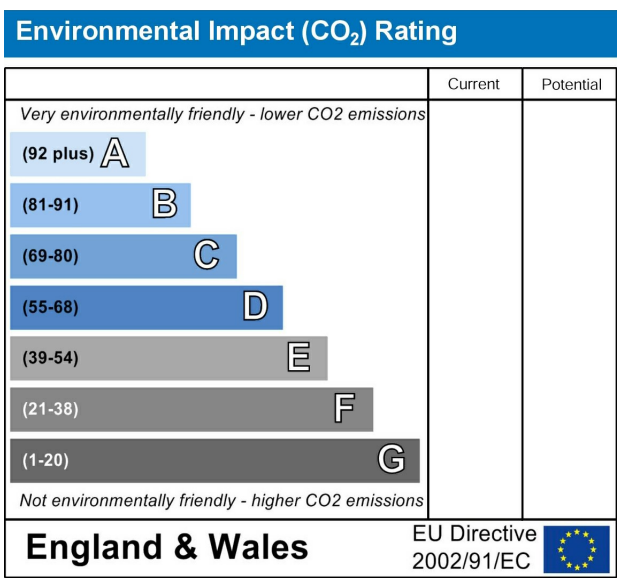


TOTAL FLOOR AREA : 1149 sq.ft. (106.7 sq.m.) approx.

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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