



Studholme Avenue, Penwortham, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to the market this extended three-bedroom semi-detached property, located in a sought-after area of Penwortham. This home would be ideal for families and those seeking a generous amount of outdoor space. Ideally positioned close to the city of Preston, the property is surrounded by excellent local schools, supermarkets, and amenities. Additionally, it benefits from fantastic public transport links and convenient access to the M6 and M65 motorways, making it perfect for commuters.

Stepping into the property through the porch, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. To the left is the front lounge, which features a charming log burner fireplace and a beautiful bay window overlooking the front aspect. Moving through, you will enter the spacious dining room, offering ample space for a large family dining table, complete with a central fireplace and folding doors opening into the kitchen. The dining space flows seamlessly into the study, providing versatile options for family living. The generous L-shaped kitchen offers ample storage and space for freestanding appliances, along with convenient breakfast bar seating. A single door here leads out to the rear garden. Just off the kitchen is a practical utility room, offering additional space for freestanding appliances and providing access to the rear. Completing the ground floor is a convenient WC located back through the hallway, along with a versatile family room that is ideal as an additional sitting room, playroom, home office, or even a fourth bedroom.

Moving upstairs, you will find three well-proportioned double bedrooms, with the master bedroom and bedroom two benefiting from integrated storage. The modern three-piece family bathroom, fitted with an over-the-bath shower, completes this level.

Externally, to the front, the home boasts a private driveway providing off-road parking for multiple vehicles. To the rear is an impressively sized garden which truly must be seen to appreciate the size and potential it offers. While currently overgrown in places, it features decking areas with a summer house and charming pergola, a flagged patio, and a freestanding greenhouse. There is also a separate enclosed yard space with access to both the house and the front of the property, perfect for practical outdoor tasks and offering additional external storage.

Early viewing is highly recommended to avoid potential disappointment.

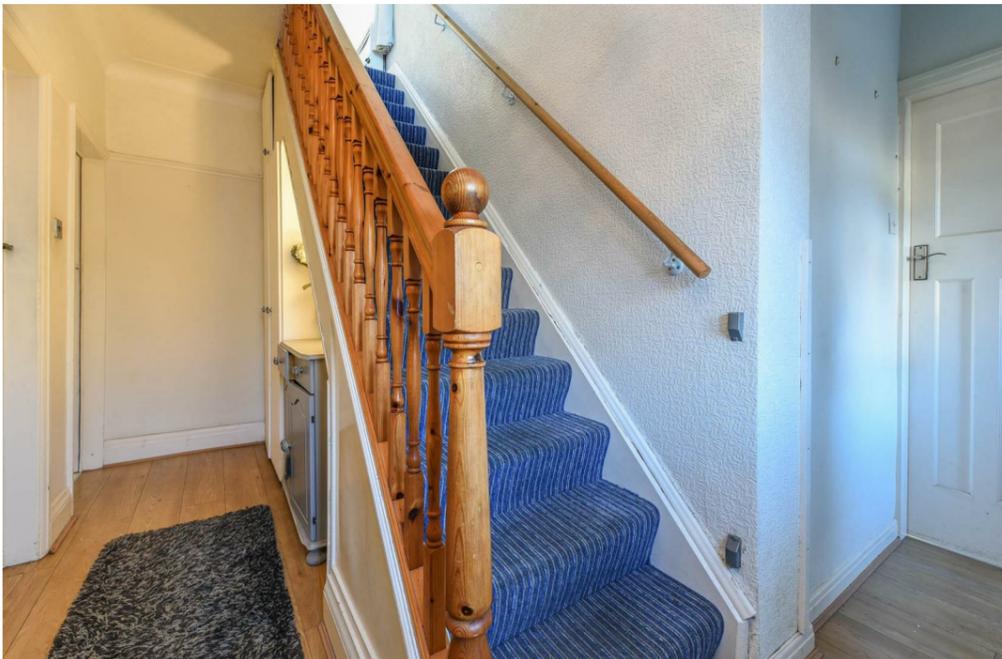












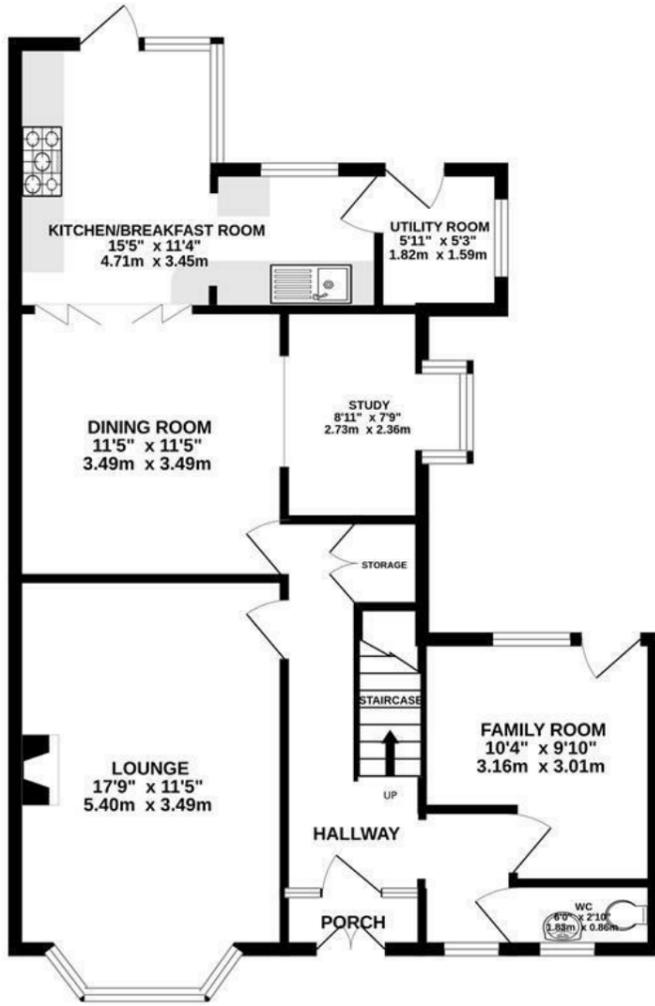




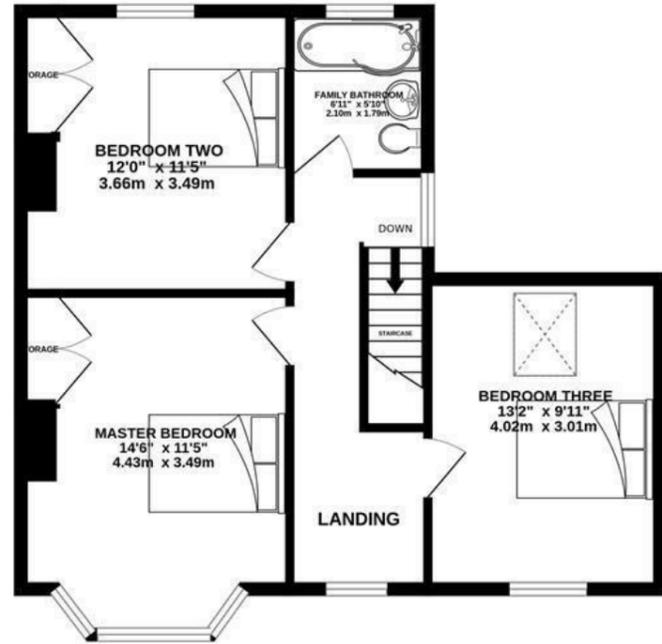




GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.

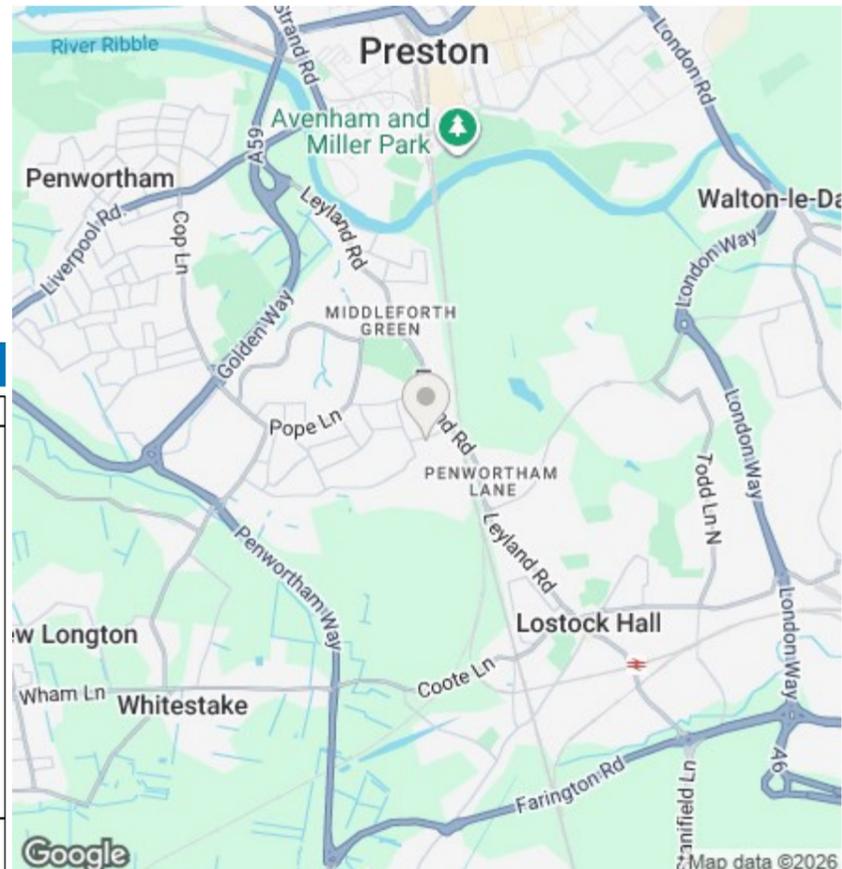


TOTAL FLOOR AREA: 1344 sq.ft. (124.8 sq.m.) approx.

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 | | |
| | 66 | 81 |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) 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 | |