



Pembury Avenue, Penwortham, Preston

Offers Over £259,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, full of traditional charm and character, situated in the ever-popular area of Penwortham. Offering a wealth of original features alongside spacious and versatile living accommodation, this delightful home is ideal for growing families looking to enjoy both comfort and character. Penwortham is renowned for its excellent selection of local shops, cafés, restaurants, highly regarded schools and everyday amenities, while nearby Preston city centre provides an even wider range of retail and leisure facilities. Excellent transport links are close at hand, including regular bus services, Preston train station with direct rail connections to major cities, and easy access to the M6, M61 and M55 motorway networks, making commuting across the region both quick and convenient.

Stepping through the attractive arched porch, complete with decorative tiled flooring and wooden French doors, you are welcomed into a bright and airy reception hall with the staircase positioned ahead and useful under stairs storage. The spacious front lounge enjoys a beautiful bay-fronted window overlooking the front garden, allowing natural light to flood the room, while a traditional wooden fireplace with a tiled hearth and gas fire creates a charming focal point. Decorative coving further enhances the room's period appeal. A second reception room offers an equally inviting space, featuring a fireplace with an electric log burner, traditional fitted wooden storage cabinets to either side and a large window providing views through to the conservatory and rear garden beyond. This room also benefits from a coved ceiling and an attractive wooden picture rail running around all four walls. The traditional kitchen is arranged across two connected rooms, fitted with an excellent range of wooden cabinetry and integrated appliances. A charming bay window to the side houses the sink, while parquet-style vinyl flooring flows throughout both kitchen areas. The rear section of the kitchen provides external access to the side of the property as well as internal access to the conservatory. Completing the ground floor is the conservatory, featuring traditional tiled flooring and glazed double doors opening directly onto the rear garden.

To the first floor, the property continues to impress with three bedrooms, all complemented by elegant coved ceilings. The generous master bedroom enjoys a large bay-fronted window overlooking the front garden and benefits from substantial traditional built-in wardrobes along with a matching vanity unit with drawers. Bedroom two is equally spacious, enjoying pleasant views over the rear garden, making it ideal for older children or guests. Bedroom three overlooks the front of the property and would make an excellent nursery, child's bedroom or home office. Serving the first floor is a traditional three-piece family bathroom, complete with an integrated storage cupboard for added practicality.

Externally, the property boasts a driveway providing off-road parking for up to two vehicles, leading through double gates to a detached garage. To the front, a beautifully maintained garden features flagged pathways, raised gravel borders, mature shrubs and hedging, creating an attractive approach while offering excellent kerb appeal. The generous rear garden is predominantly flagged, providing plenty of space for outdoor entertaining and family enjoyment. Stepping directly out from the conservatory, a charming tiled patio leads onto the main garden, while to the rear of the plot, a useful workshop is attached to the back of the detached garage, offering excellent storage or the perfect space for hobbies and DIY projects. Combining timeless character, spacious accommodation and a highly desirable location, this wonderful family home presents an exceptional opportunity for buyers seeking a property with both charm and practicality.















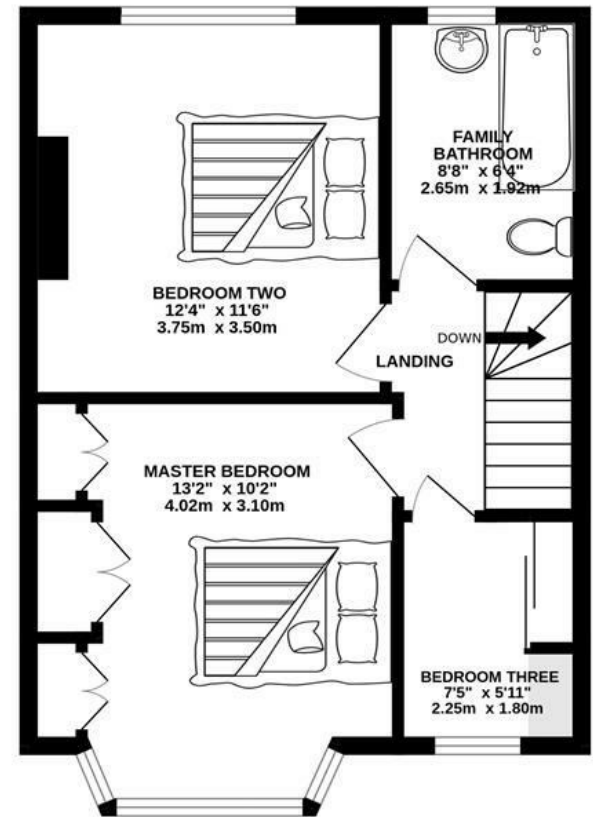
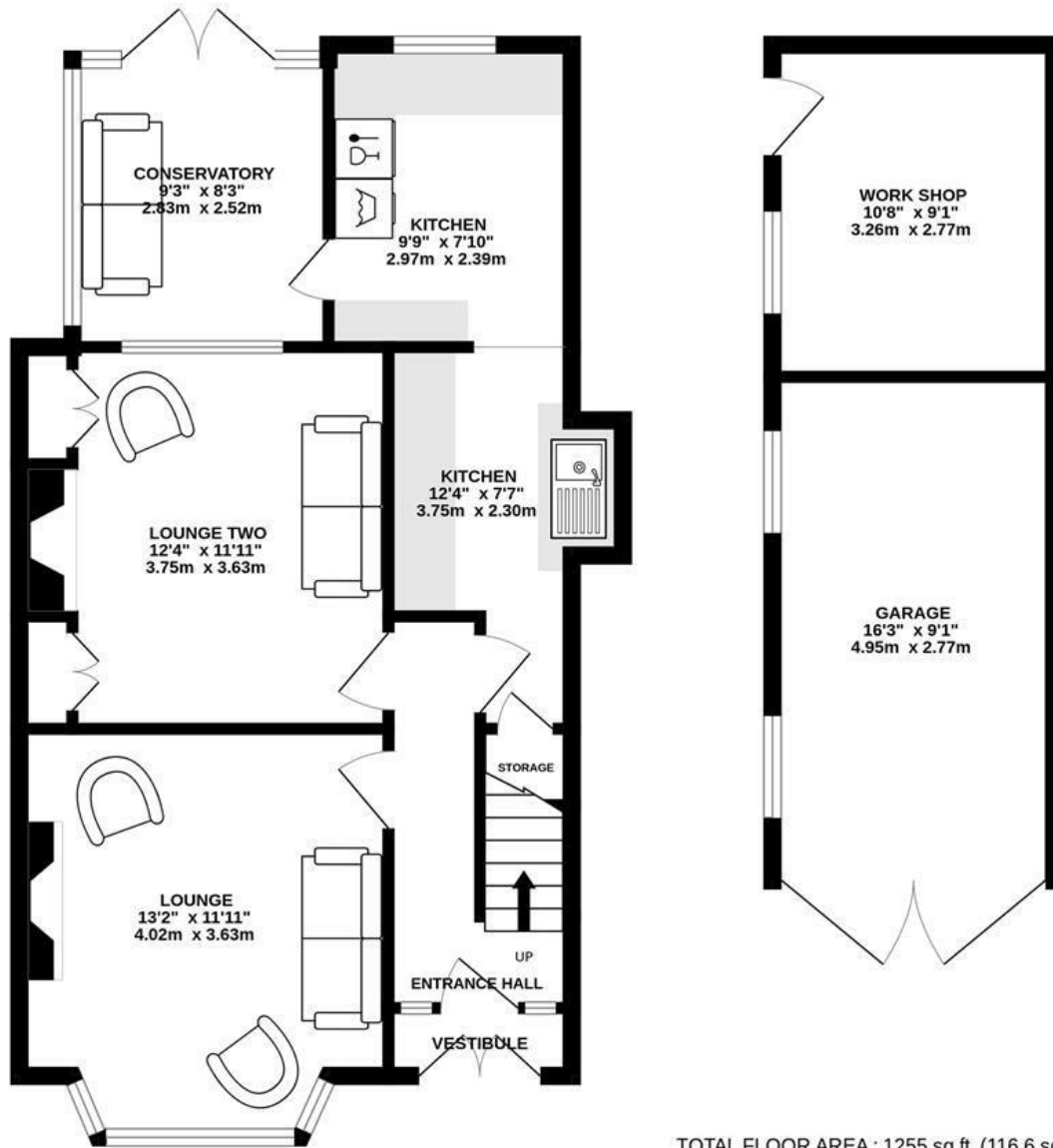






GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.

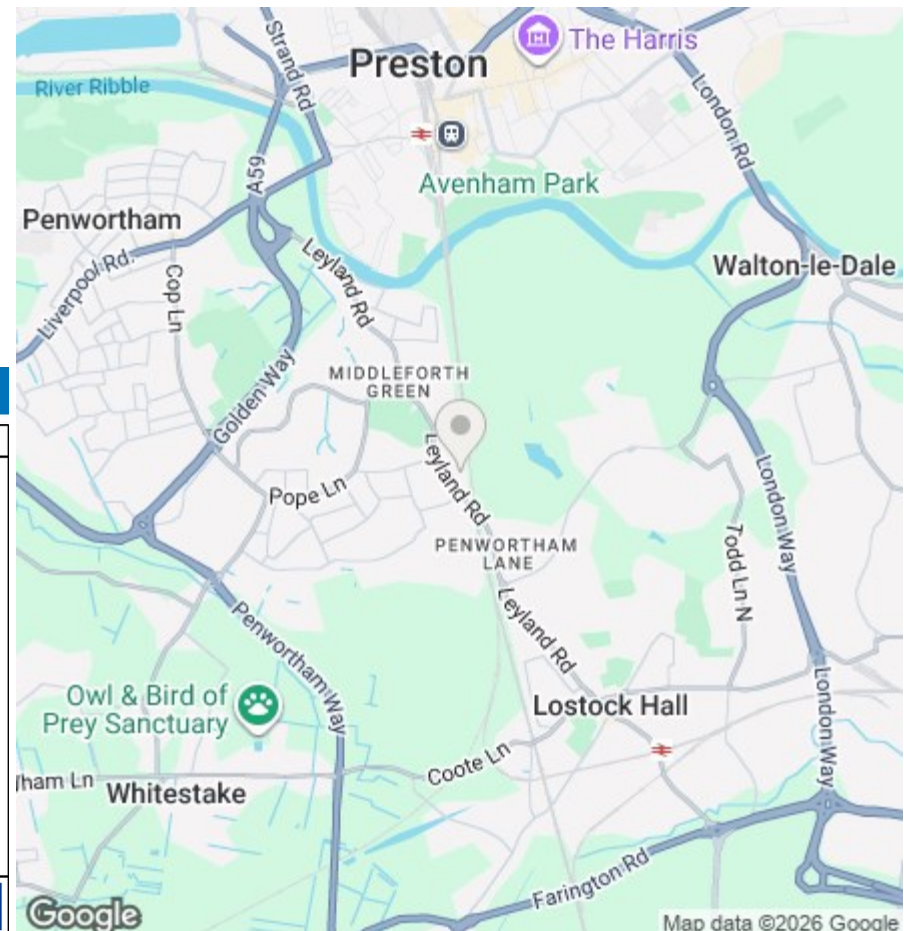
1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	