BEN ROSE



Studholme Avenue, Penwortham, Preston — Offers Over £274,950

SOLD IN 48 HOURS Ben Rose Estate Agents are pleased to present this beautifully presented and thoughtfully extended semi-detached home, (further planning permission granted for a double-storey side extension) ideally positioned within the highly sought-after area of Penwortham. Offering a superb combination of modern living, generous accommodation and attractive outdoor space, this wonderful property is perfectly suited to families and couples alike. The home is conveniently placed for Penwortham village, with its selection of independent shops, cafés, bars and everyday amenities, whilst being close to well-regarded local schools. Excellent transport links provide easy access to Preston city centre, Preston railway station and surrounding areas, with the M6 and M65 motorways also within convenient reach.

Stepping inside, the bright entrance hall provides a welcoming introduction to the home, with access to a useful WC and the spacious front-facing lounge. This inviting reception room benefits from a feature fireplace, creating a cosy focal point. Continuing through the property, you are greeted by an impressive full-width ground floor extension, creating a superb open-plan living, dining and kitchen space. The modern fitted kitchen is well equipped with an integral fridge/freezer, dishwasher, washing machine, oven and induction hob, complemented by a Belfast sink. Four Velux windows flood the space with natural light, whilst tri-folding doors provide a seamless connection to the garden.

To the first floor are three well-proportioned double bedrooms, providing excellent flexibility for a growing family, guests or home working. The generous master bedroom is positioned to the rear, whilst bedroom two overlooks the front and bedroom three offers further versatile accommodation. Completing the floor is a stylish new contemporary three-piece family bathroom

Externally, the property enjoys a front garden enclosed by a low wall and hedge, alongside a driveway providing parking for approximately two to three cars and a garage. To the rear is a fantastic large garden, featuring a wooden decking area, paved patio and attractive wooden pergola, with the remainder predominantly laid to lawn and complemented by mature plants and borders. A children's play area at the bottom makes this an especially appealing family garden. Overall, this is a superbly presented and deceptively spacious home, combining stylish interiors, practical accommodation and an enviable Penwortham location.


play all day
bon appetit













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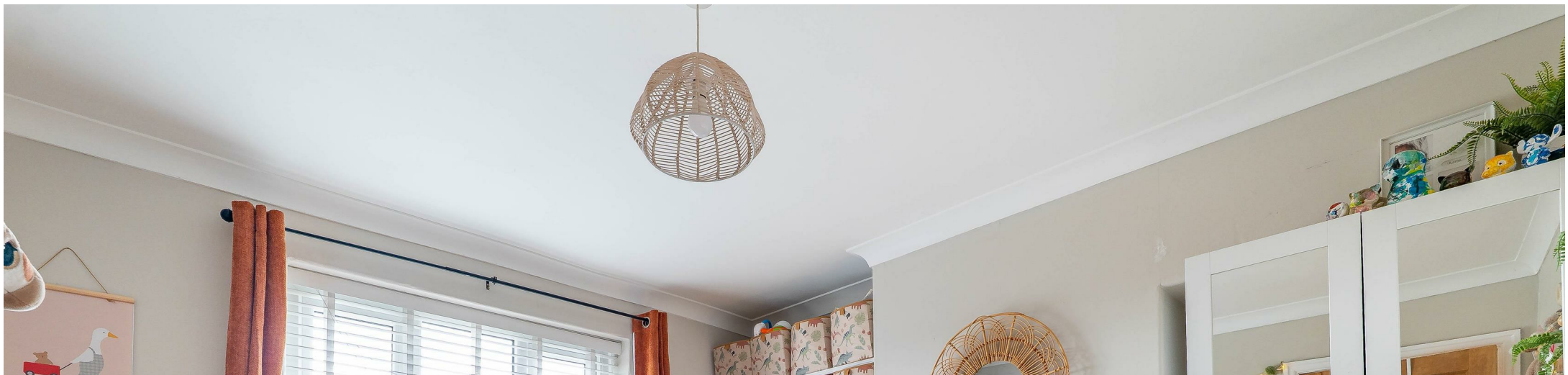




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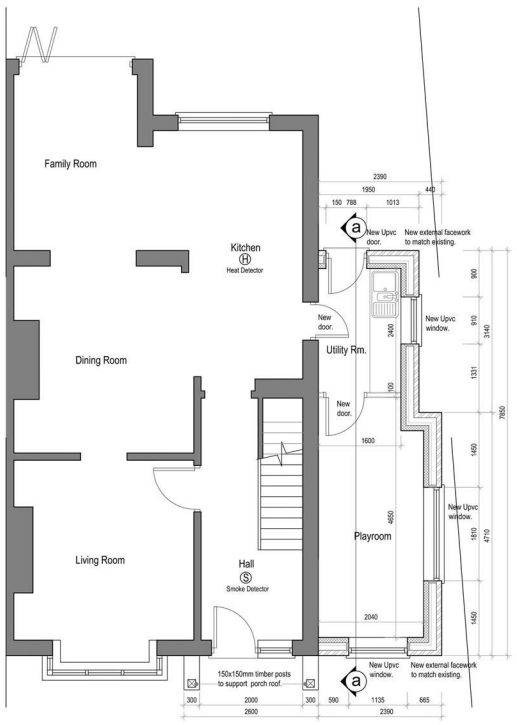




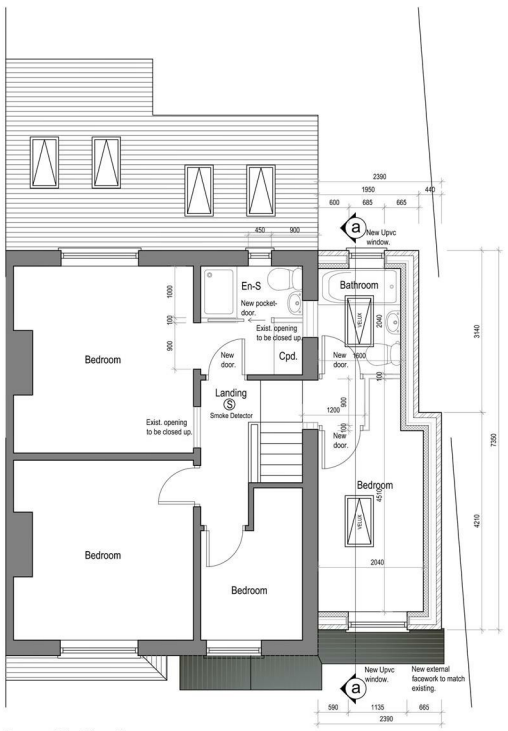




14 Studholme Ave, Penwortham, Preston, PR1 9PA



Proposed Ground Floor Plan



Proposed First Floor Plan



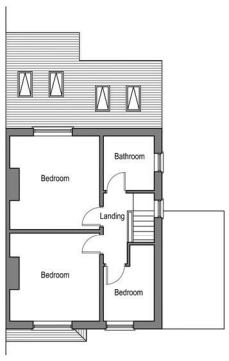
Block Plan - 1:500



Site Location Plan - 1:1250



Existing Ground Floor Plan



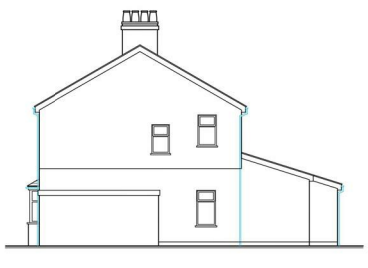
Existing First Floor Plan



Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation - (East)

1:1250
25m 0 25m 50m 75m 100m 125m

1:500
10m 0 10m 20m 30m 40m 50m

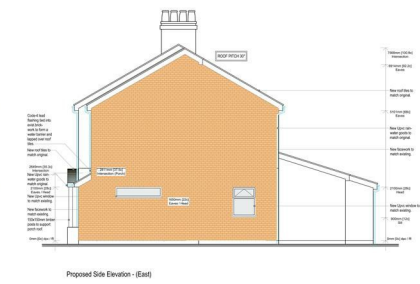
1:100
2m 0 2m 4m 6m 8m 10m

1:50
1m 0 1m 2m 3m 4m 5m

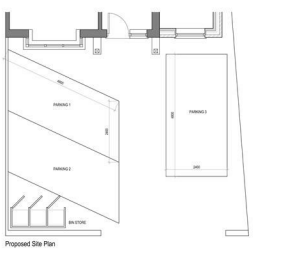


Proposed Front Elevation

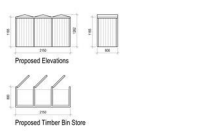
Proposed Rear Elevation



Proposed Side Elevation - (East)

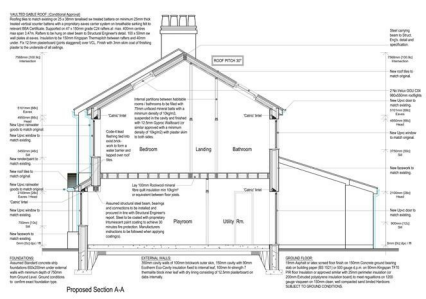


Proposed Site Plan



Proposed Elevations

Proposed Timber Bin Store

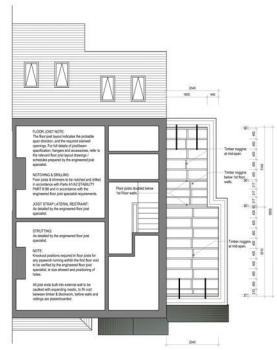


Proposed Section A-A

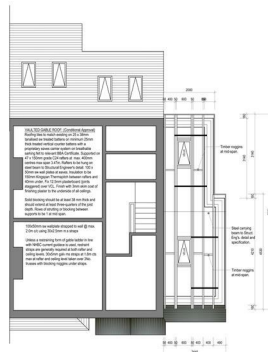


Proposed Ground Floor Demolition Plan

Proposed First Floor Demolition Plan

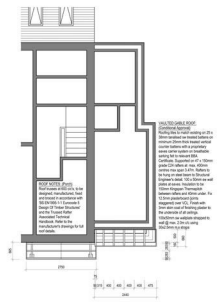


Proposed First Floor Flooring-Joist Plan



Proposed First Floor Roof Timbers Plan

Construction Notes



Proposed Ground Floor Roof Timbers Plan

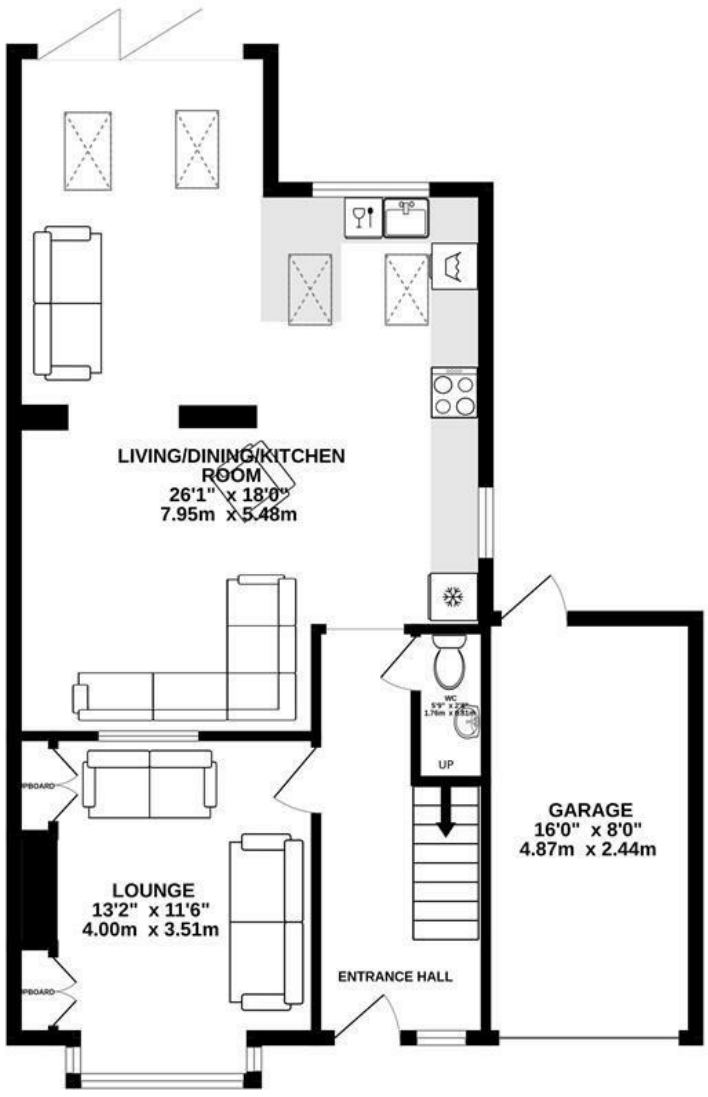
Project	**14 Studholme Ave, Penwortham, Preston PR1 9PA**
Title	**Proposed side extension to semi-detached house**
Scale @ A1: 1:50/100/500/1250	Date: Jun 2026
Ref: 237	Drawn: JSWR
Drg No: **237/SAP/BR1**	Rev:

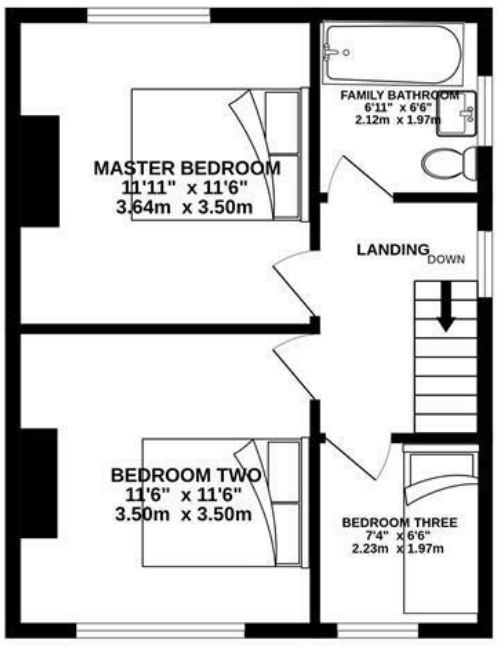
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GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

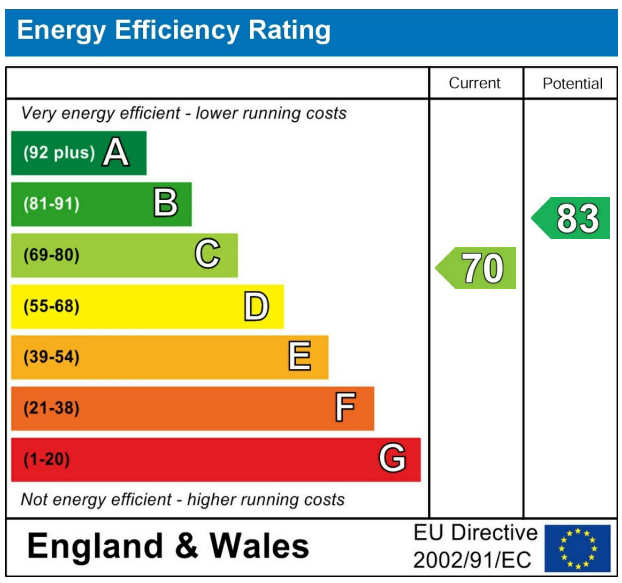


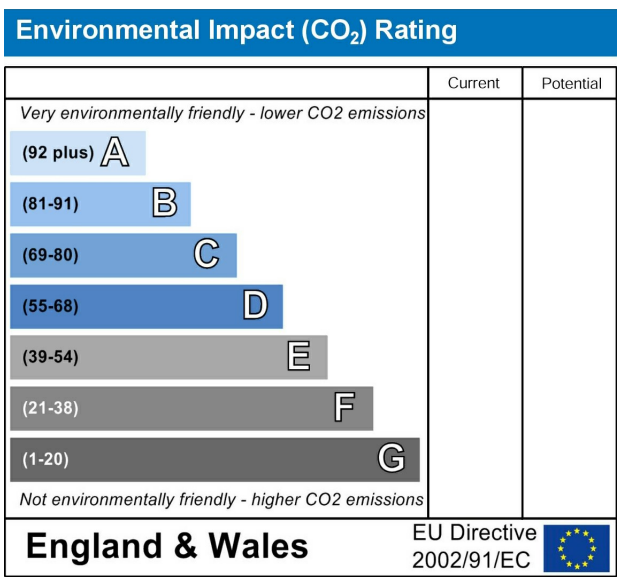


TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

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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