



## Buckingham Avenue, Penwortham, Preston

Offers Over £170,000

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, located in the popular residential area of Penwortham and offered with NO CHAIN. Ideal for first-time buyers or buy-to-let investors, the home is perfectly positioned close to the city of Preston and is surrounded by excellent local schools, supermarkets, and amenities. The property also benefits from superb transport links, with nearby train stations and easy access to both the M6 and M65 motorways.

The home has been recently refurbished throughout, including new carpets and neutral décor.

Stepping into the property through a welcoming entrance porch, you are greeted by a spacious lounge featuring an open staircase that leads to the upper level. Moving through, you'll find the kitchen/diner, which is fitted with an integrated oven, hob, fridge, and freezer. The room also benefits from convenient understairs storage and a single door providing access to the rear garden.

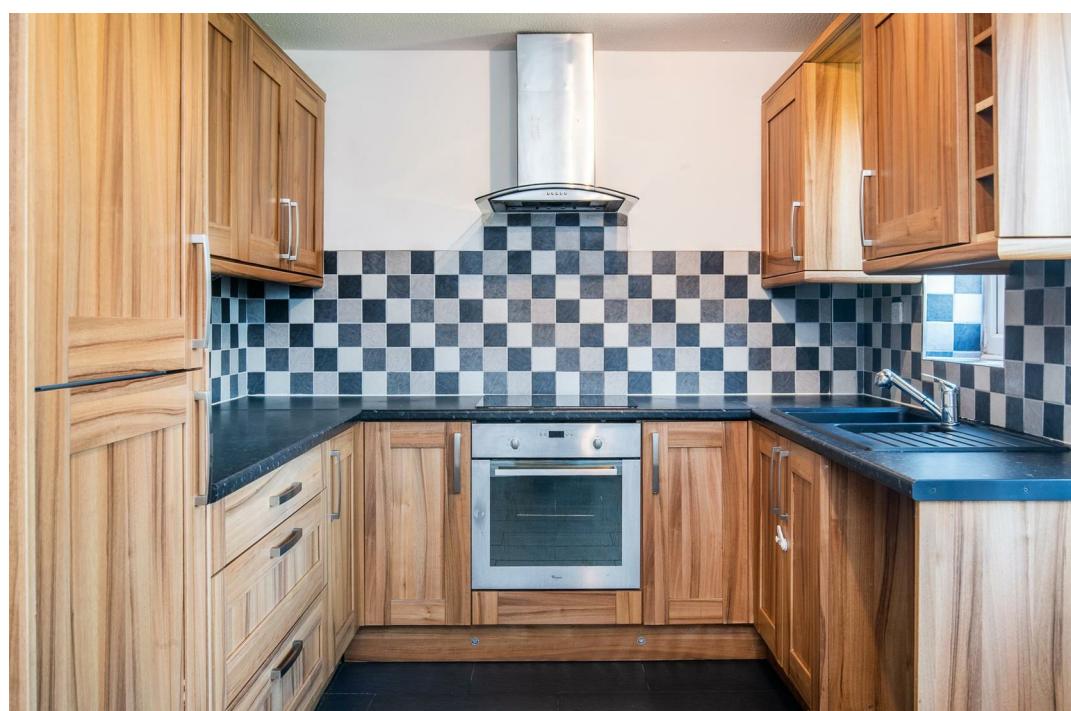
Upstairs, the property offers three well-proportioned bedrooms and a three-piece family bathroom complete with an over-bath shower.

Externally, there is a generously sized rear garden with a well-maintained lawn and a raised decking area—perfect for outdoor relaxation or entertaining. To the front, a private driveway provides off-road parking.

Early viewing is highly recommended to avoid disappointment.

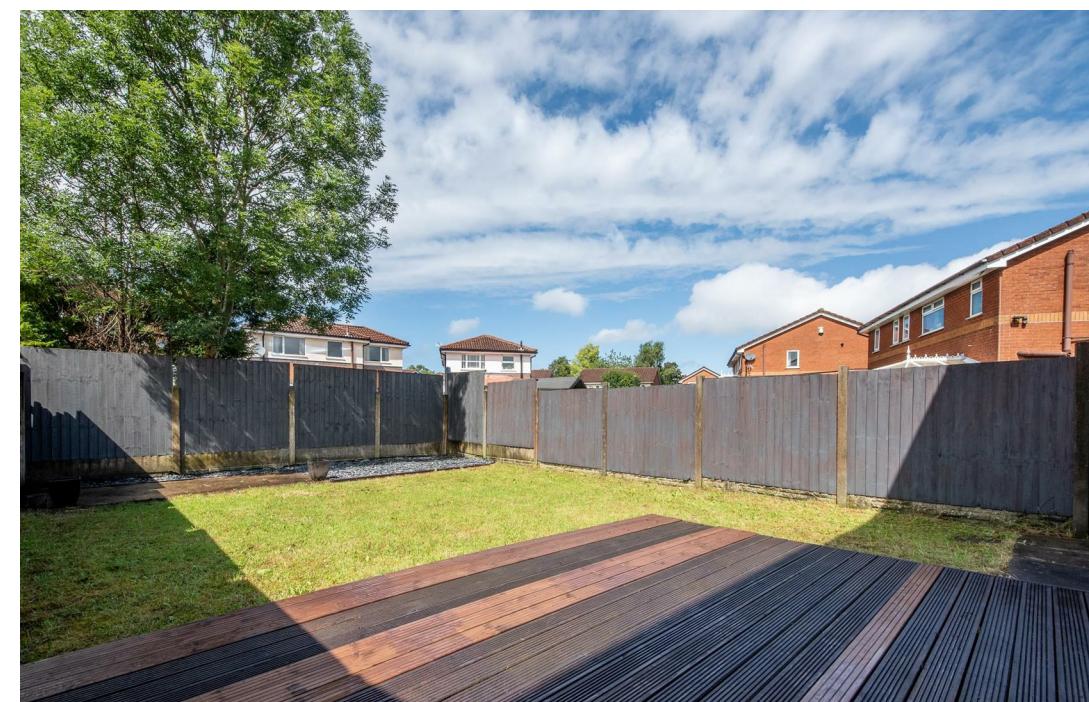






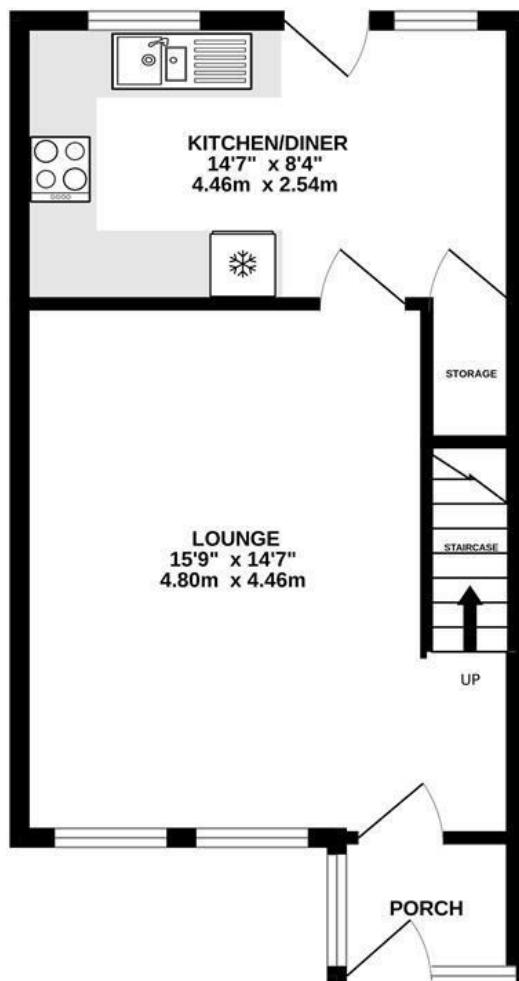




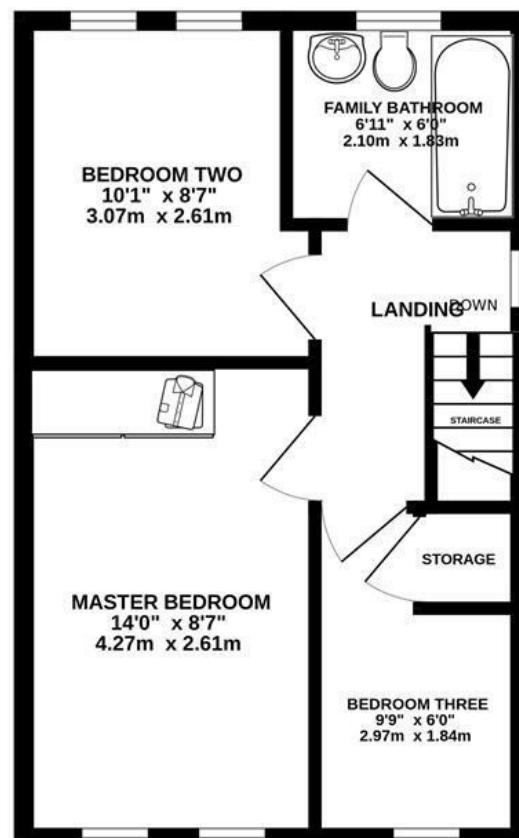


# BEN ROSE

GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, radiators and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance 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	90
(81-91)	B	
(69-80)	C	76
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

