



**Pembury Avenue, Penwortham, Preston**

**Offers Over £269,950**

Ben Rose Estate Agents are pleased to present to market this extended, three-bedroom semi-detached home on a corner plot in the highly sought-after area of Penwortham, Lancashire. Offered with NO ONWARDS CHAIN, this property presents an exciting opportunity for those looking to take on a project and truly make a home their own. Located just moments from the heart of Penwortham, residents will benefit from a wide selection of local amenities including shops, cafes, and excellent schools. For commuters, the property enjoys easy access to Preston City Centre, and is well-connected via bus routes, Preston Train Station, and the nearby M6 and M65 motorways, offering swift travel across the region. Nearby attractions such as Avenham Park, Penwortham Golf Club, and the scenic River Ribble walks also enhance the area's appeal.

As you enter the property, you're welcomed by a porch leading into the main reception hall, which provides internal access to the integrated garage—a practical feature. To the front, the lounge boasts a charming bay-fronted window and a feature fireplace, creating a warm and inviting space. A separate dining room, set just beyond, includes integrated storage and another fireplace, offering flexibility to use as a cosy family room, study, or formal dining area. The kitchen, positioned to the rear of the home, offers potential for modernisation and connects directly to a downstairs shower room—ideal for growing families or multi-generational living. From here, you're led into the impressive garden room, a large and versatile extension with bi-folding doors that open out to the garden, flooding the space with natural light. A handy utility room sits just off the garden room, tucked away for convenience.

Moving to the first floor, the home offers three well-proportioned bedrooms. The master bedroom features fitted wardrobes and another beautiful bay-fronted window, adding a touch of character and charm. The second bedroom also benefits from integrated storage, while the third room offers ideal space for a child's bedroom or home office. Completing the upper floor is the three-piece family bathroom, fitted with an over-the-bath shower and offering scope for upgrading to suit modern tastes.

Externally, the property sits on a private, gated driveway with off-road parking for one car and access to the integrated garage. Set on a desirable corner plot, the wraparound garden provides multiple outdoor areas, including a private side patio, ideal for morning coffee, and a second rear patio area bordered by plant beds—a perfect canvas for any aspiring gardener.

With its spacious layout, extended living spaces, and prime location, this property is brimming with potential and perfectly suited for buyers looking to create their forever home. Early viewing is highly recommended to appreciate the opportunity on offer.





































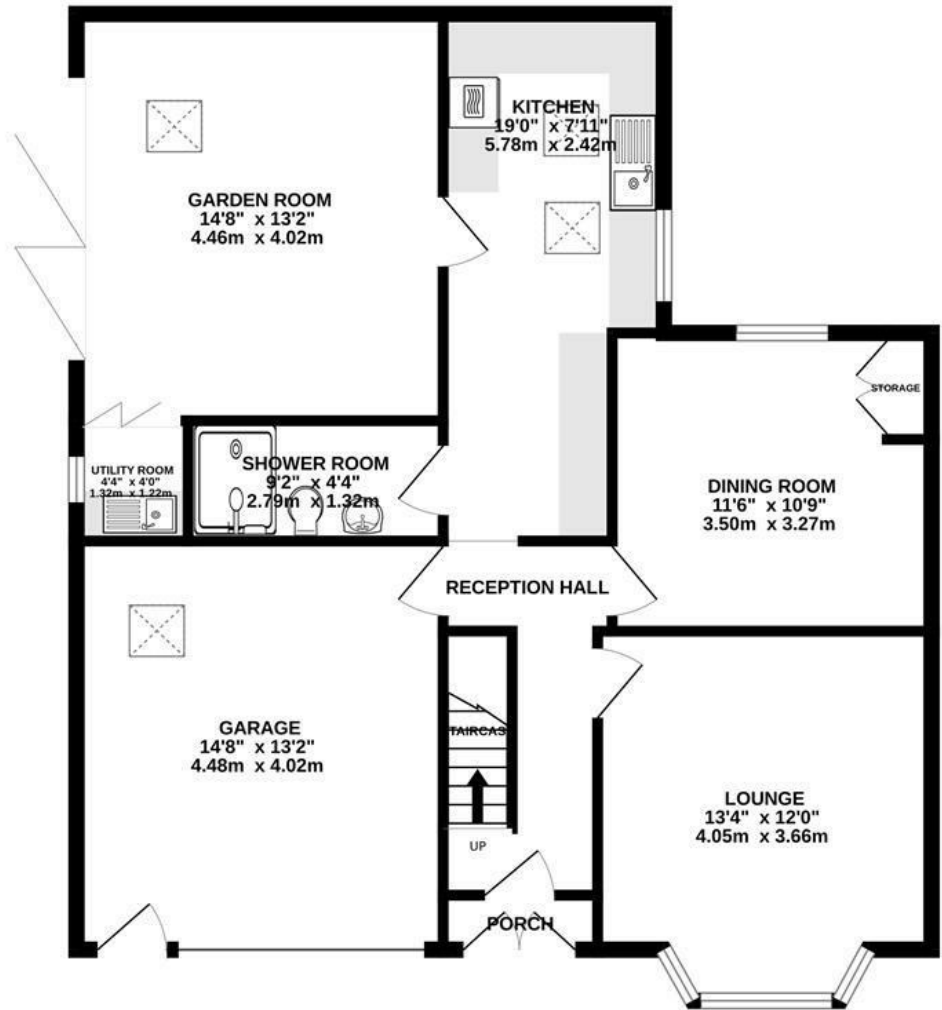




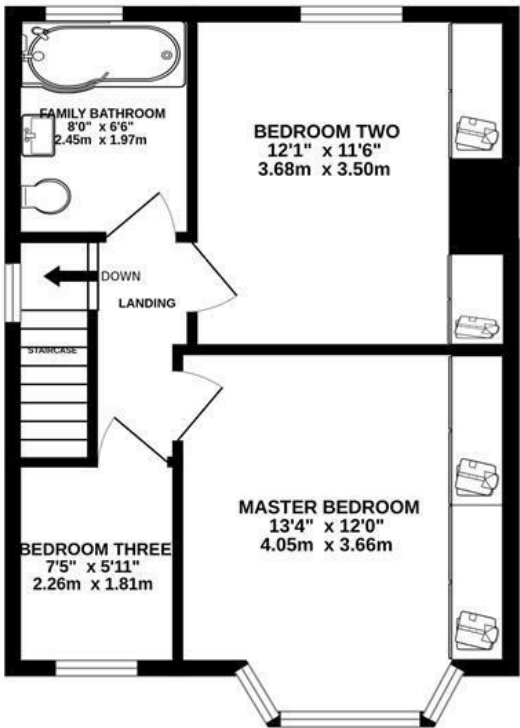


# BEN ROSE

GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



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




TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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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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		
	71	76
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 