



Havelock Road, Penwortham, Preston

Guide Price £140,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terrace property with the added benefit of a detached garage, situated in the ever-popular area of Penwortham, Preston. This delightful home offers a perfect balance of comfort and convenience, making it an ideal purchase for couples or first-time buyers. Located within walking distance of Preston Train Station, residents can enjoy direct rail links to Manchester, Liverpool, Lancaster, London and Scotland, whilst excellent bus connections also serve Preston, Leyland and Southport. The M6, M61, M55 and M65 motorways are all within easy reach, offering superb commuting opportunities. Penwortham itself is home to a wealth of shops, restaurants, retail parks, leisure facilities, excellent schools and green open spaces, with Preston city centre, Lytham and Leyland only a short drive away.

Stepping inside, the welcoming entrance hall provides access to the front-facing lounge and a rear dining room, while also leading up to the first floor. The lounge is bright and airy, offering an inviting space to relax, whilst the dining room at the rear is ideal for entertaining. The fitted kitchen, also to the rear, is well laid out and provides direct access to the garden, making it both practical and functional.

To the first floor, you will find a generously sized master bedroom, along with a spacious second bedroom, both offering excellent versatility and ample storage options. Completing the floor is a modern three-piece family bathroom, finished to a good standard.

Externally, the property enjoys a detached, secure garage positioned to the side of the house, and road parking. To the rear lies a surprisingly large, low-maintenance garden featuring patio and seating areas, perfect for outdoor dining or relaxation. With its desirable location and well-proportioned accommodation, this home presents an excellent opportunity for buyers seeking a move-in ready property in a thriving community.

****AUCTION****

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

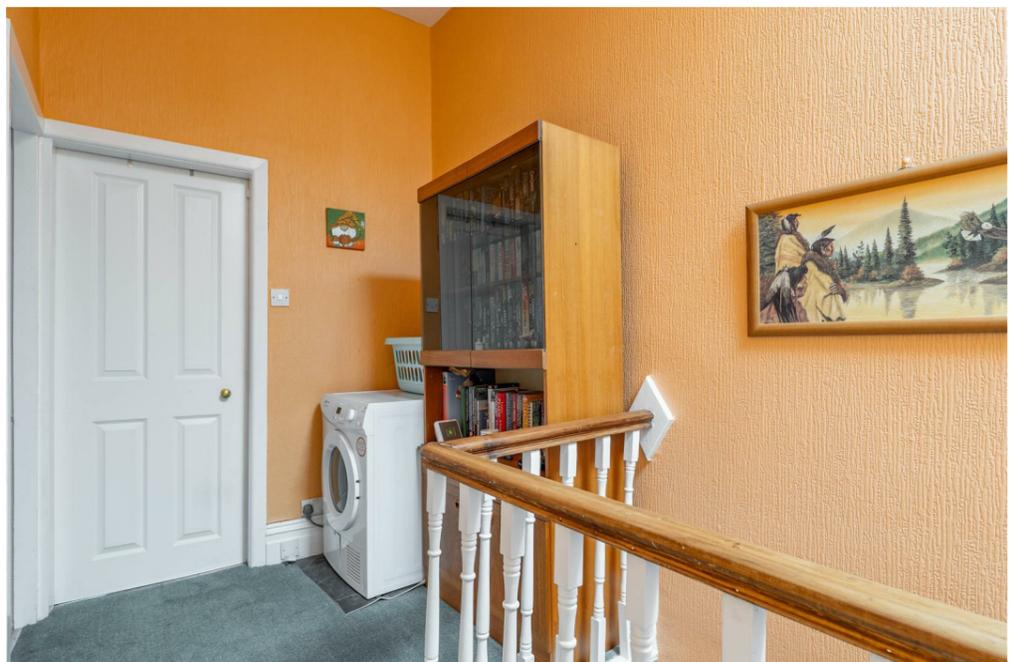
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.









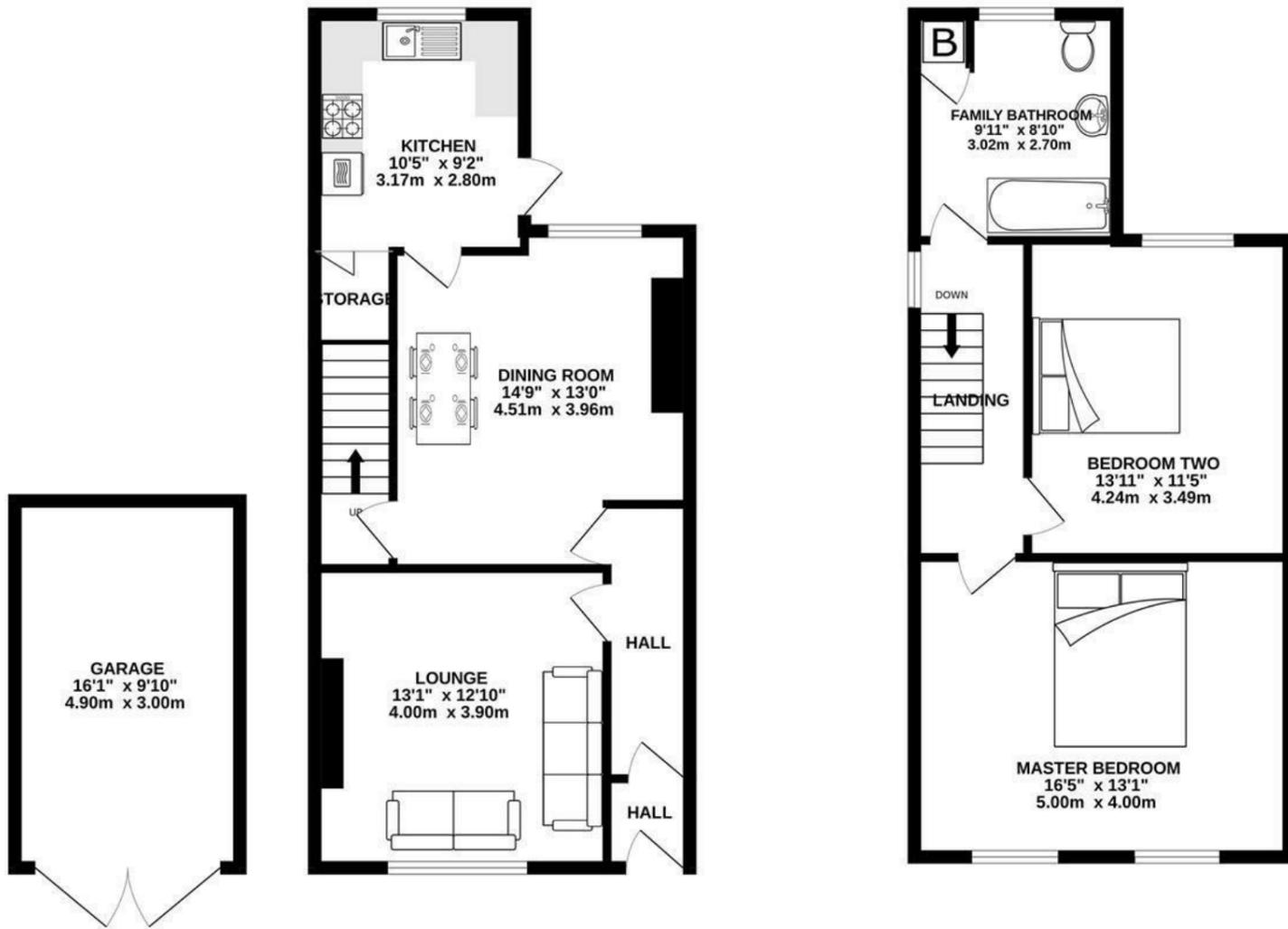




BEN ROSE

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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		68	75
(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 ₂) 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		

