



**Hawkhurst Road, Penwortham, Preston**

**Offers Over £169,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, which is CHAIN FREE and ideally situated in the heart of Penwortham, Lancashire. Lovingly owned and maintained by the same family since 1957, this is a true testament to both the home and its location. While requiring some modernisation, it offers a fantastic opportunity for first-time buyers or those looking to create a home full of character and potential. The property is conveniently positioned within easy reach of a wealth of local amenities, including shops, supermarkets, cafés, and well-regarded schools. Excellent transport links are also close at hand, with regular bus routes, nearby train stations such as Preston, and superb access to the M6 and M65 motorways, making commuting to Preston city centre and surrounding areas both simple and efficient.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. On the right, you will enter the spacious lounge, which features a central fireplace and a large window overlooking the front aspect.

Continuing through, you will enter the open-plan kitchen/diner. The fitted kitchen offers ample storage, along with an integrated oven and hob. The dining area provides plenty of space for a large family dining table, with double doors opening out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles, with bedroom two benefiting from integrated storage.

Externally, there is ample on-street parking available to the front. To the rear is a generously sized, low-maintenance garden, featuring a flagged patio and established borders, along with convenient ginnel access to the front of the property.

Early viewing is highly recommended to avoid potential disappointment.





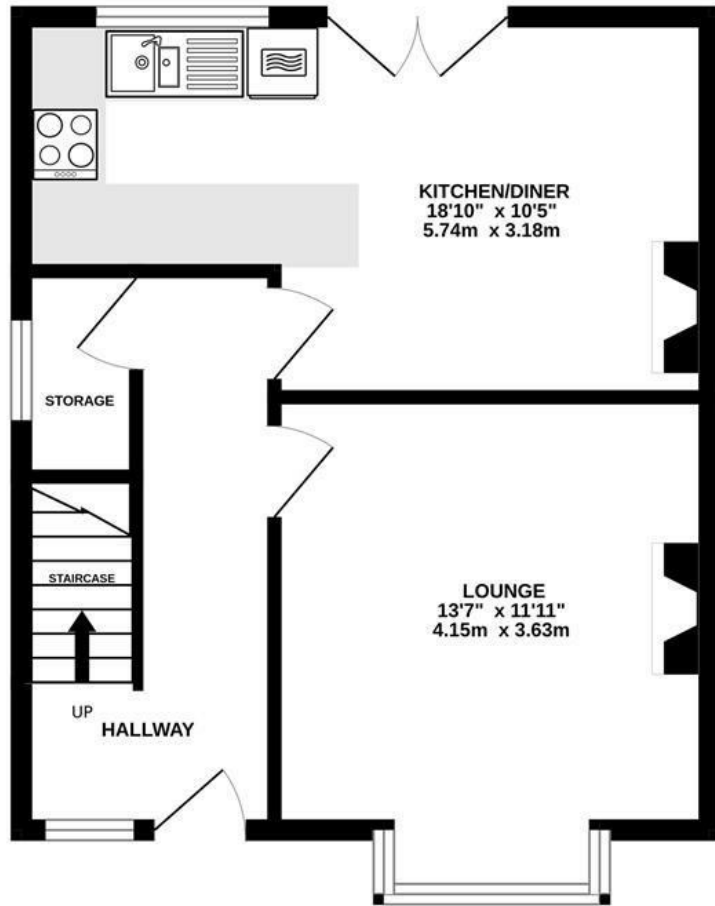




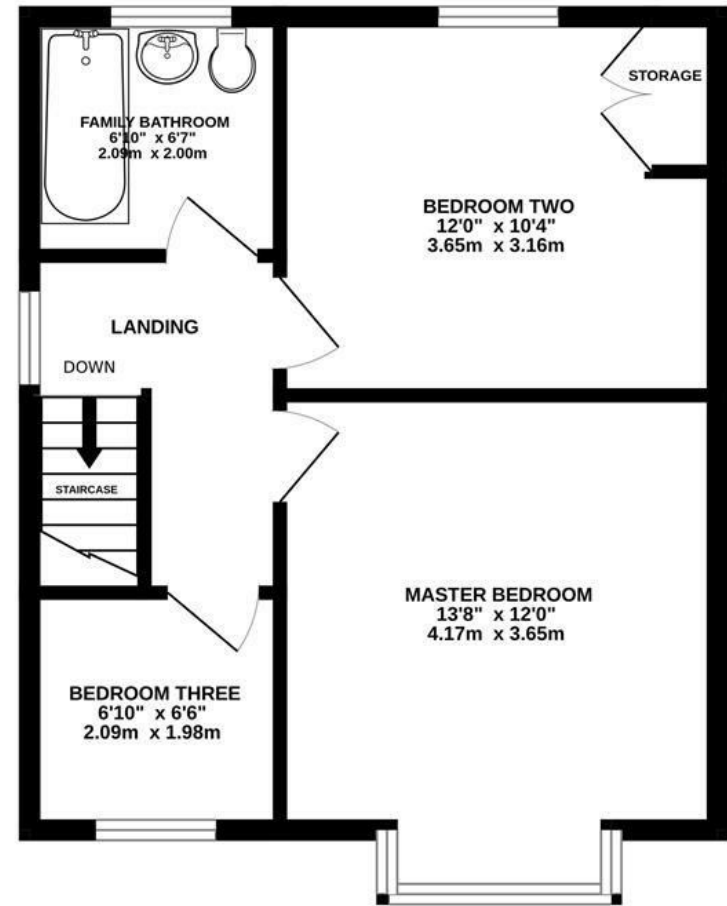




GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.

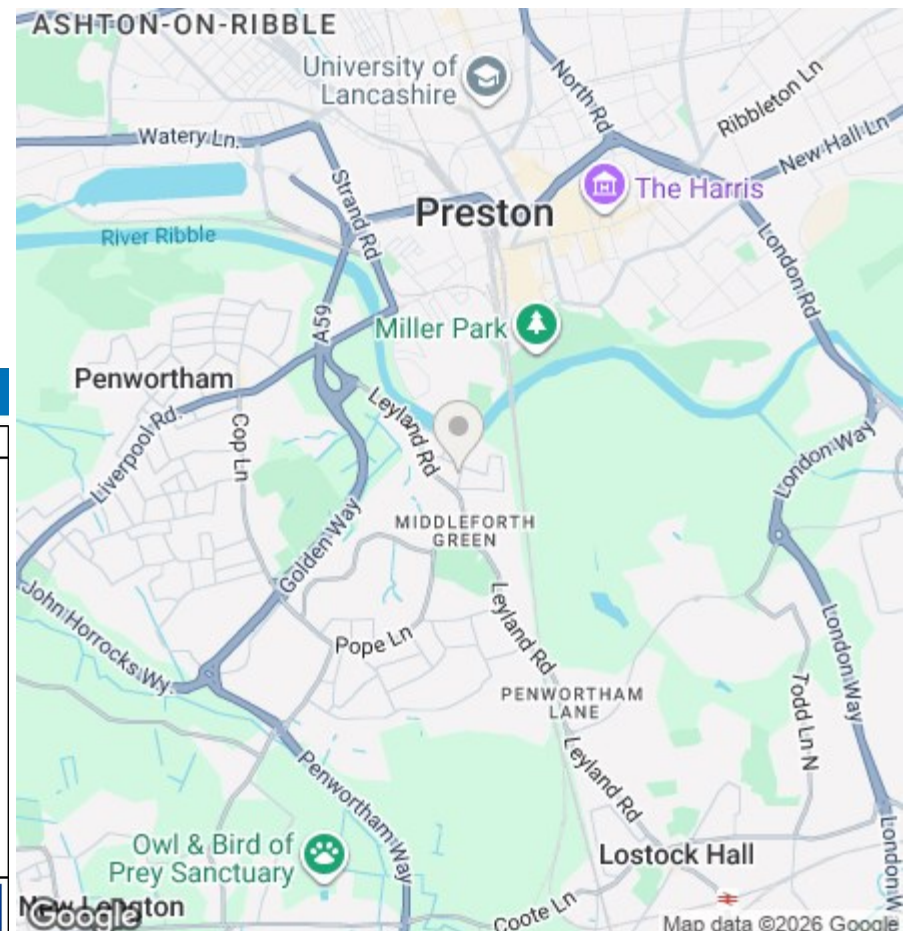


TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>58</b>	<b>80</b>
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		