



Studholme Avenue, Penwortham, Preston

Offers Over £274,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented and thoughtfully extended semi-detached home, 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. The nearby towns and villages of Preston and Longton further add to the excellent range of amenities and attractions available.

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.













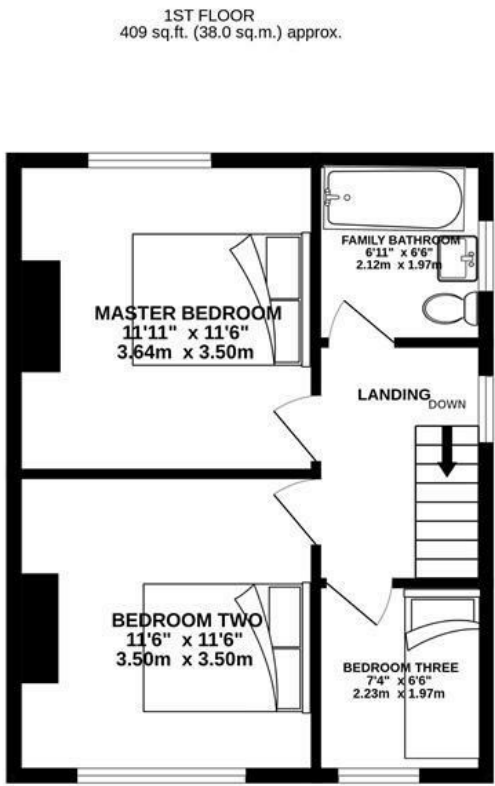
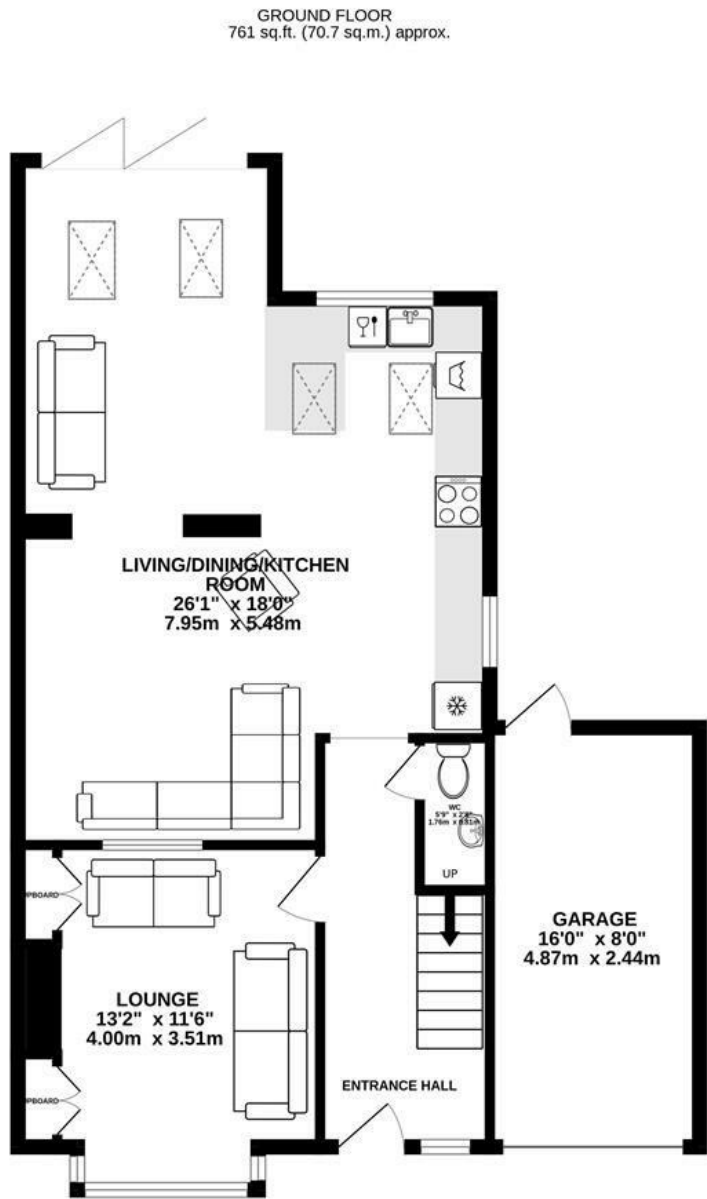








BEN ROSE



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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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		
(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	

