BEN ROSE



Studholme Avenue, Penwortham, Preston — Offers Over £349,950

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom detached property, located in a sought-after area of Penwortham, Lancashire. This extended home would be ideal for families and those seeking a generous amount of versatile indoor and outdoor space. Ideally positioned close to Preston city centre, the property is surrounded by excellent local schools, supermarkets, and amenities. It also benefits from fantastic public transport links and convenient access to the M6 and M65 motorways, making it an excellent choice for commuters.

Stepping into the property through the charming original tiled entrance porch, you will find yourself in the main hallway, where a staircase leads to the upper level. To the right, you will enter the spacious lounge, which features a charming central fireplace and dual-aspect windows allowing plenty of natural light. Moving through, you will find the dining room, which offers ample space for a large family dining table and benefits from stylish built-in banquette seating. From here, you will enter the bright and airy kitchen. The contemporary fitted kitchen offers ample storage with a range of integrated appliances, including a fridge freezer, oven, hob, microwave, and dishwasher. Double patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Moving back through the dining room, you will find access to a versatile office and family room, both offering a variety of potential uses, including a home gym, snug, playroom, hobby room, or even additional bedrooms. A convenient understairs W.C. is also located within this section of the home. Completing the ground floor is the practical utility room, accessed from the entrance hall. This provides additional storage and space for freestanding appliances, along with convenient internal access to the garage.

Moving upstairs, you will find three well-proportioned double bedrooms, with the master bedroom benefiting from fitted storage. A modern four-piece family bathroom, featuring a charming freestanding bath and underfloor heating, completes this level.

Externally, to the front is a generously sized loose-stone driveway with dual access, providing off-road parking for multiple vehicles. Double gates open onto a paved driveway area, providing access to the attached garage, which is equipped with power and lighting. The home also benefits from solar panels and an EV charging point, adding further appeal for modern family living.

To the rear is an impressively sized and well-maintained garden, featuring a lawn and paved patio, creating a lovely space for relaxing or entertaining. The garden is further enhanced by a fantastic garden room, which currently serves as a bar and games room, with a built-in hot tub to the rear providing an additional touch of luxury.

Early viewing is highly recommended to fully appreciate the space, versatility, and features this impressive property has to offer.




MR & MRS KEANE EST 30.11.18











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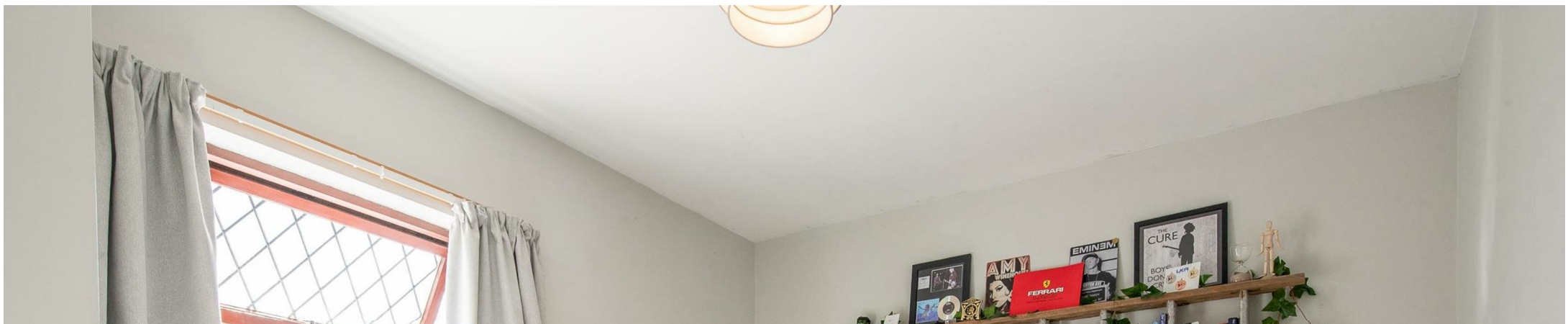



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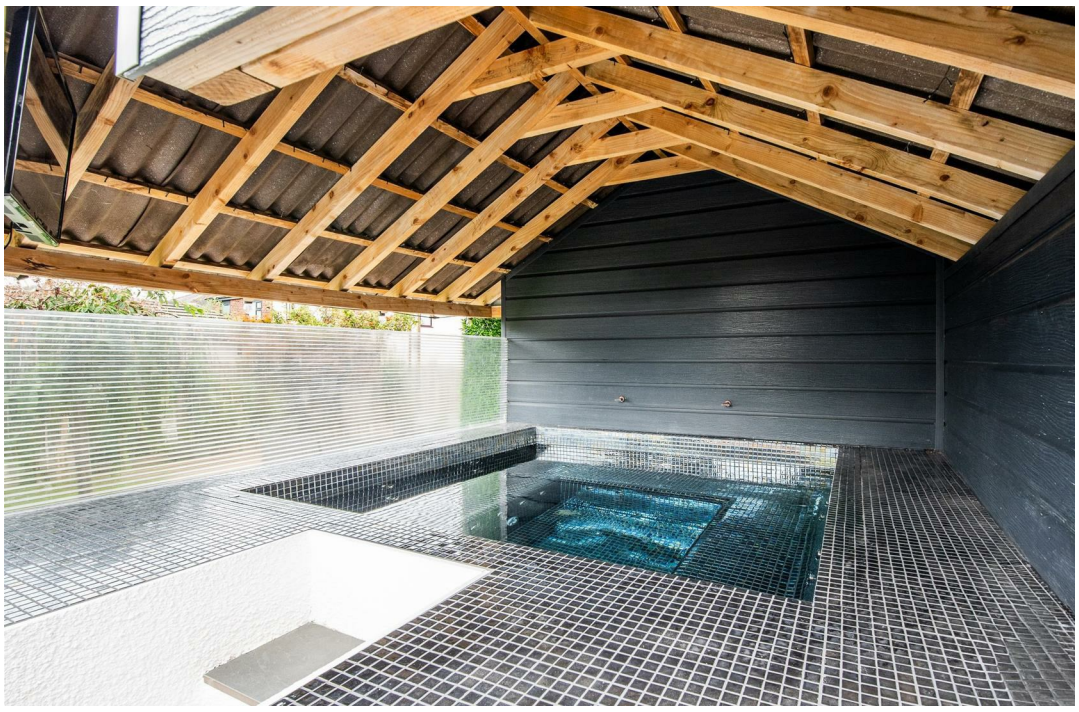






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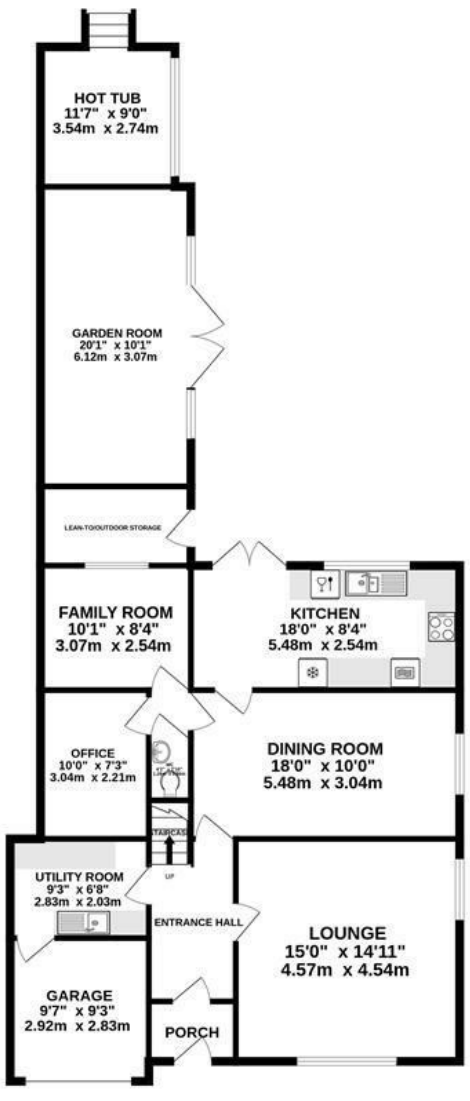




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GROUND FLOOR
1321 sq.ft. (122.7 sq.m.) approx.

1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.

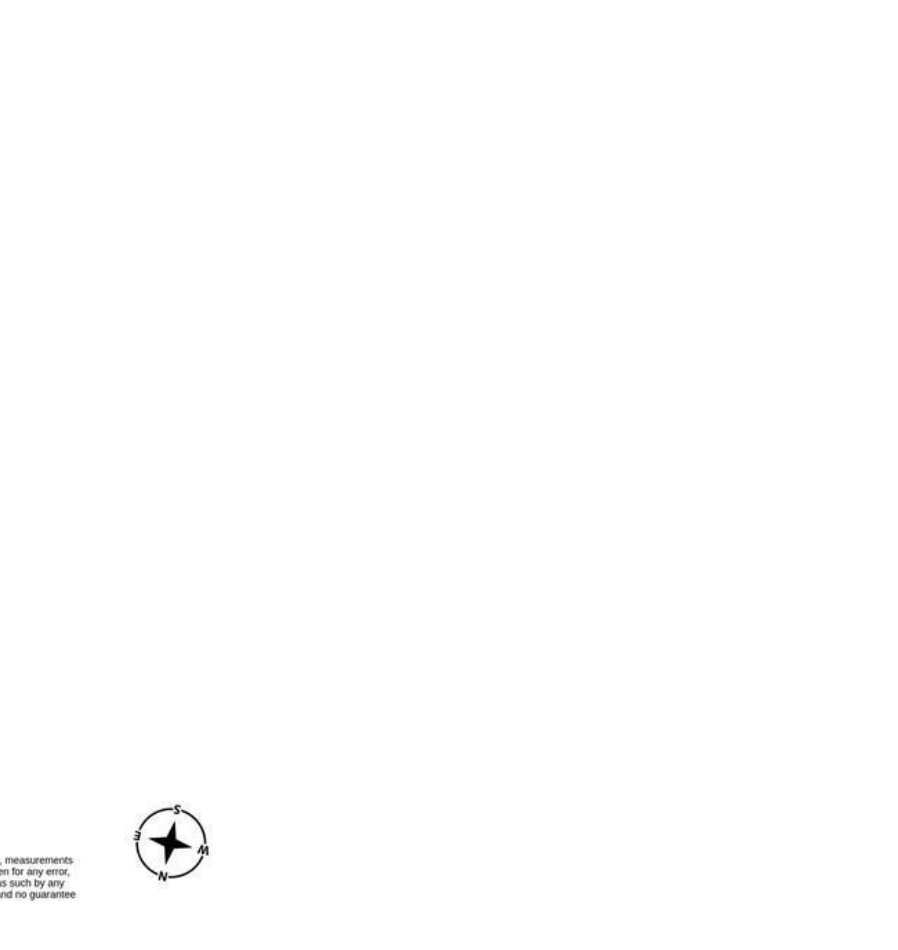




TOTAL FLOOR AREA : 2043 sq.ft. (189.8 sq.m.) approx.

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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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