



The Avenue
Penwortham

- Beautifully Presented Throughout
- 3 Bedrooms
- Really Good Size Rear Garden
- Dual Aspect Living/Dining Room

For Sale £249,950
EPC Rating 'D'





Property Description

3-Bedroom Semi-Detached Home

Beautifully presented throughout, featuring a generously sized rear garden and modern interiors.

Ground Floor: Step into a welcoming entrance hall leading to a well-equipped kitchen with space and plumbing for a fridge freezer and washing machine. The spacious living/dining room enjoys a dual aspect and features a charming electric stove fire, creating a cozy yet versatile living area.

First Floor: Two comfortable double bedrooms and a well-proportioned single bedroom. The newly fitted family bathroom boasts underfloor heating, adding a touch of luxury.

Exterior: The rear garden is thoughtfully designed with a raised decking area complete with a covered pagoda, a lawn, and raised flower beds, perfect for relaxing or entertaining. The front of the property offers driveway parking for two cars and a garage for



additional storage or parking.

Additional Features: The property could potentially be sold with no onward chain. Located in the sought-after area of Higher Penwortham, it is close to shops, schools, and excellent transport links.

What we love about this property " It's ready to move into, set in a fantastic location, and features a beautifully light and spacious dual-aspect living/dining room."

Tenure: Freehold

Council Tax: C



LOCAL INFORMATION

PENWORTHAM is a town in South Ribble, Lancashire. Situated on the South Bank of the River Ribble, where a vibrant community with an abundance of shops, cafes, diverse eateries and trendy wine bars, are conveniently on hand. Excellent catchment area for primary and secondary schools. Preston city centre is no more than a mile away, easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.

ENTRANCE HALL

LIVING/DINING ROOM

10' 11" x 20' 6" (3.33m x 6.25m)

KITCHEN

7' 2" x 11' 5" (2.18m x 3.48m)

LANDING

BEDROOM ONE

10' 7" x 10' 9" (3.23m x 3.28m)

BEDROOM TWO

10' 9" x 9' 3" (3.28m x 2.82m)

BEDROOM THREE

7' 2" x 6' 4" (2.18m x 1.93m)

BATHROOM

7' 0" x 6' 2" (2.13m x 1.88m)

OUTSIDE

GARAGE

7' 11" x 20' (2.41m x 6.1m)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

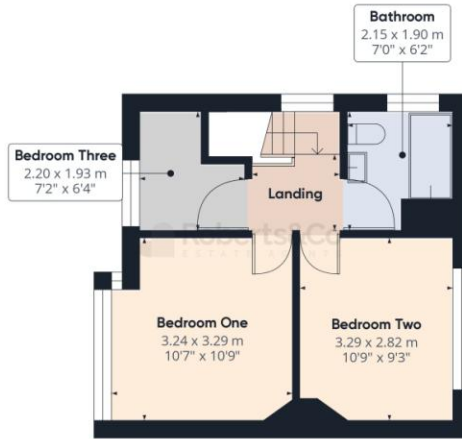
Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



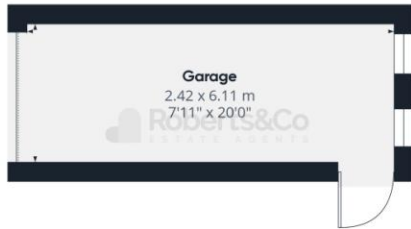




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

78.03 m²
839.91 ft²

Balconies and terraces

13.22 m²
142.3 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements