



Howick Park Avenue
Penwortham

- **Extended 3 Bedroom Family Home**
- **Higher Penwortham**
- **Offered With No Chain**
- **Dual Aspect Living/ Dining Room**

For Sale £209,950
EPC Rating 'D'





Property Description

Nestled in a highly sought-after location near the heart of Penwortham, this property presents an ideal setting for family living. Its prime position within a renowned school catchment area makes it particularly appealing for families, offering easy access to excellent educational facilities. Additionally, the home is conveniently located close to local shops, parks, and essential amenities, providing a harmonious blend of comfort and convenience.

This three-bedroom semi-detached house is ready for a touch of renovation and personalisation, having been extended to the rear and offered with no onward chain, allowing for a smooth and hassle-free move.

The property benefits from a spacious front driveway, providing ample off-street parking.

The dual-aspect living and dining room enjoys plenty of natural light, with a window to the front and patio doors leading to the rear garden, creating a bright and airy space ideal for both relaxation and entertaining.





The fitted kitchen is accompanied by a utility room, adding extra functionality to the home.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom with a three-piece suite.

A true highlight of this home is the south-facing rear garden, a tranquil and private outdoor space. Whether you're a gardening enthusiast, enjoy al fresco dining, or simply want a peaceful retreat to unwind, this garden is the perfect haven.

Overall, this property combines a versatile, family-friendly layout with a fantastic location, offering an exciting opportunity for buyers looking for a home in one of the area's most desirable settings.

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.



HALLWAY

LIVING/DINING ROOM

25' 10" x 10' 3" (7.87m x 3.12m)

KITCHEN

18' 1" x 12' 2" (5.51m x 3.71m)

UTILITY ROOM

6' 6" x 5' 2" (1.98m x 1.57m)

LANDING



BEDROOM ONE

14' 1" x 9' 6" (4.29m x 2.9m)

BEDROOM TWO

11' 7" x 10' 4" (3.53m x 3.15m)

BEDROOM THREE

6' 6" x 6' (1.98m x 1.83m)

BATHROOM

5' 9" x 6' 8" (1.75m x 2.03m)

OUTSIDE



We are informed this property is Council Tax Band C For further information please check the Government Website

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

Approximate total area⁽¹⁾
82.21 m²
884.9 ft²



Floor 1

(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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Like and recommend us on



facebook

<https://www.facebook.com/RobertsCoSalesandLettings>

36e Liverpool Road
 Penwortham
 Preston
 Lancashire
 PR1 0DQ

www.roberts-estates.co.uk
info@roberts-estates.co.uk
 01772 746 100

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