



**Elmtree Avenue, Penwortham, Preston**

**Offers Over £260,000**

Ben Rose Estate Agents are pleased to present to market this well-presented, three-bedroom, semi-detached corner property located in the sought-after area of Penwortham, Lancashire. Perfectly suited for families, this home offers a blend of modern living with a convenient location. Penwortham benefits from excellent local amenities including shops, schools, and recreational spaces, all within a short distance. The popular Captiol Centre is only a five minute drive away, offering a variety of shops, eateries and a cinema. It also offers fantastic travel links with easy access to Preston city centre, nearby bus routes, and close proximity to the M65, M61 and M6 motorways, making it ideal for commuting.

Upon entering the property, you are greeted by a welcoming entrance hall with a staircase leading to the first floor, as well as the convenient WC just off. To the right is the spacious lounge, filled with natural light thanks to its dual aspect windows. To the left is the contemporary kitchen/diner, hosting a mix of built integrated appliances and additional space for freestanding appliances, with ample space for a family dining. The kitchen also features a set of patio doors that lead directly into the rear garden, perfect for indoor-outdoor living. A utility room just off the kitchen adds extra convenience for everyday tasks.

Moving to the first floor, the open landing leads to three well-proportioned bedrooms. The master bedroom benefits from a fitted wardrobe and its own three-piece en-suite, offering privacy and comfort. The second bedroom is also of a good size, while the third bedroom, currently used as a partial study, provides versatility depending on the family's needs. A modern three-piece family bathroom, complete with an over-the-bath shower, serves the remaining rooms.

Externally, the property offers a driveway with parking space for two cars, leading to a single garage for additional storage or parking. To the rear, the enclosed garden features a patio seating area, as well as a gravelled laid section for additional convenience, perfect for outdoor entertaining and relaxation.

Overall, this property is a fantastic family home in a desirable location.





































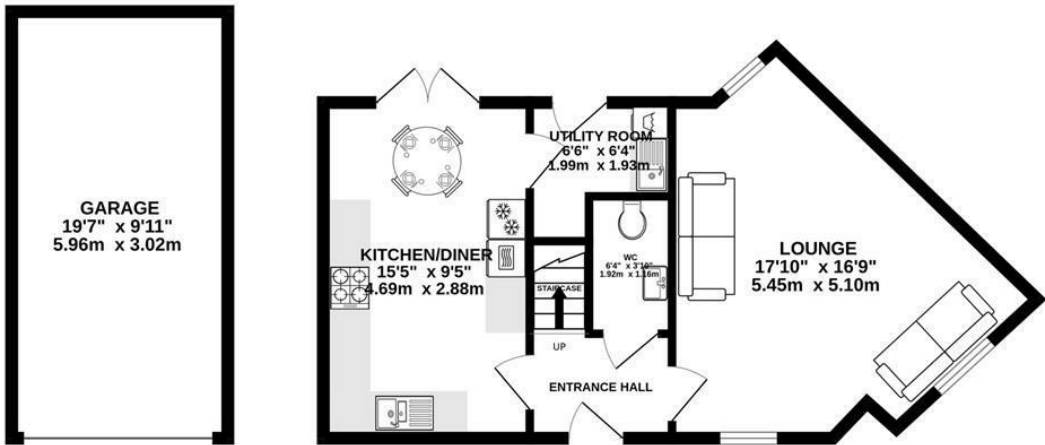






# BEN ROSE

GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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		95
(81-91) B	84	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

