



Newlands Avenue, Penwortham, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom end-terrace property, located in the highly sought-after area of Penwortham. Nestled close to picturesque nature trails and offering convenient access to nearby villages and Preston city center, this property is ideally situated. Penwortham is well-regarded for its excellent local schools, supermarkets, and amenities, making it a perfect choice for families. Early viewing is highly recommended.

Stepping into the property, you are welcomed by an inviting entrance hallway, where the staircase to the upper level is located. To the right, you enter the spacious lounge, which flows seamlessly into the open-plan dining area at the rear. The lounge features a charming fireplace and a large window overlooking the front aspect. The dining area provides ample space for a large family table and offers access to the kitchen through a single door. The modern kitchen is equipped with an integrated oven and hob, along with additional space for freestanding appliances. Off the kitchen, a convenient lean-to, accessed via a barn door, provides additional storage and utility space, with a single door leading out to the rear garden.

Moving upstairs, you'll find three well-proportioned bedrooms, with bedroom two benefiting from built-in storage. Additional storage is available on the landing, and the floor is completed by a modern three-piece family bathroom with an over-the-bath shower.

Externally, the property boasts a private driveway at the rear, offering off-road parking for one vehicle and leading to a single detached garage, recently updated with a new roof. There is also ample on-street parking available to the front and side.

Situated on an enviable corner plot, the property features a secluded garden that wraps around from the front to the rear. The enclosed front garden is bordered with established plants and shrubs, with a path leading to the front door. The generously sized rear garden includes a flagged patio, a well-maintained lawn, and access to the driveway and garage.







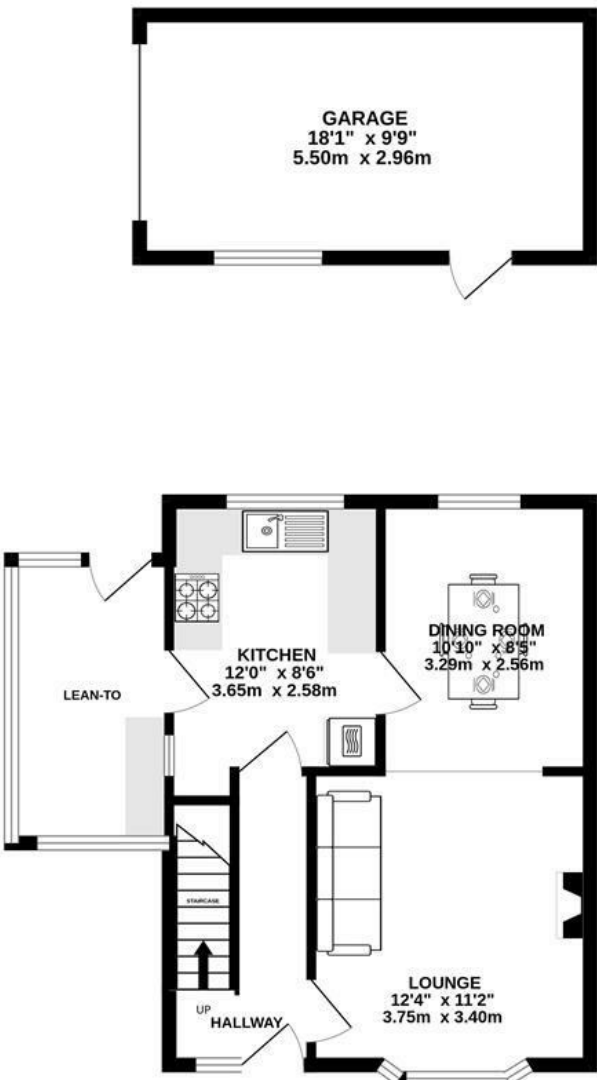




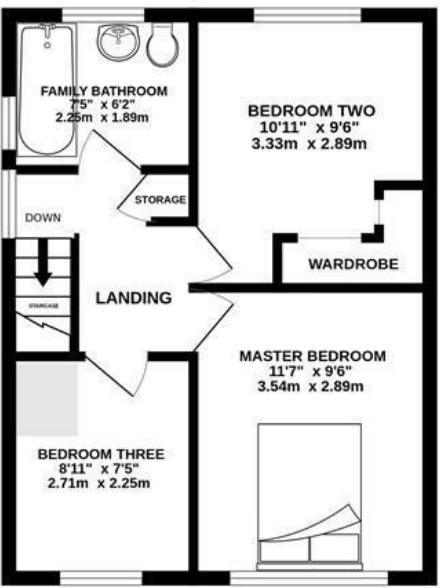


BEN ROSE

GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 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	66	81
(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

