



  
**Holdens**  
ESTATE AGENTS

**22 Belgrave Avenue, Penwortham**

Offers Over **£300,000**

  
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## 22 Belgrave Avenue

Penwortham, Preston

Attractive three-bedroom detached home in sought-after Higher Penwortham. Two reception rooms, fitted kitchen, garage, garden, driveway, and close to schools, amenities, and transport links.

Council Tax band: D

Tenure: Freehold

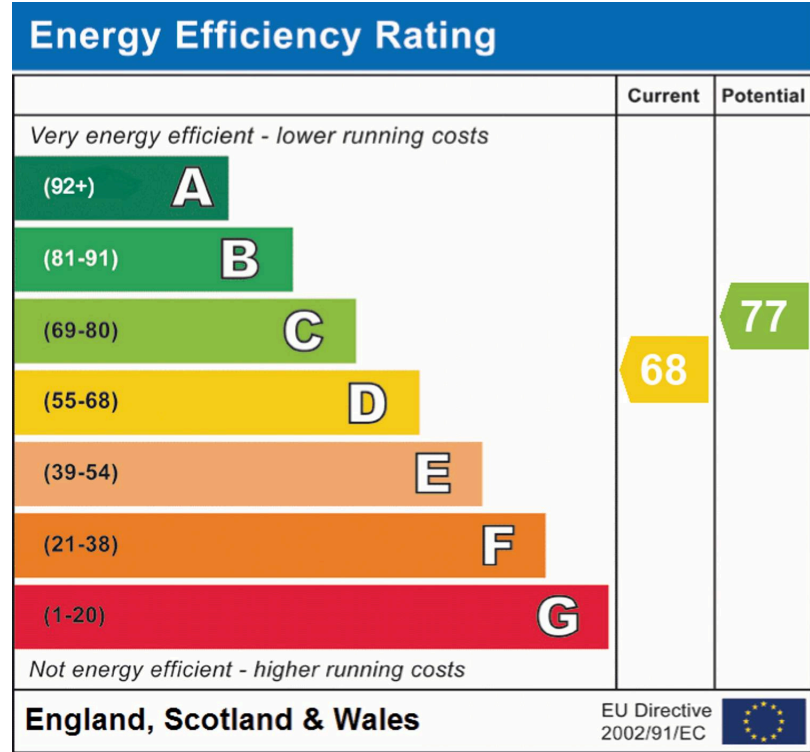
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

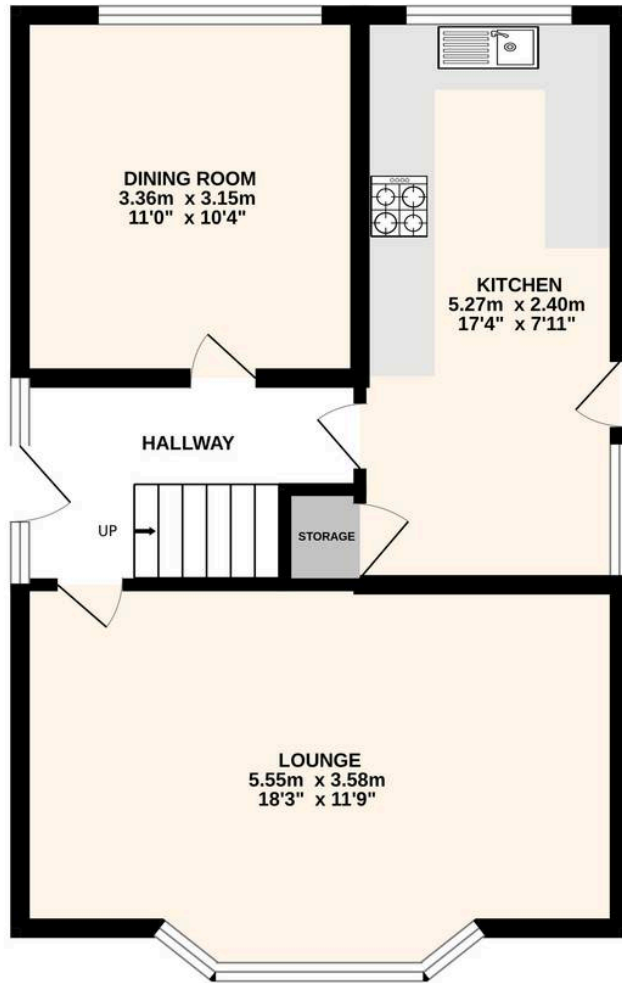
- Three-Bedroom Detached Family Home
- Two Spacious Reception Rooms
- Contemporary Fitted Kitchen with Ample Storage
- Modern Family Bathroom with Three-Piece Suite
- Driveway & Detached Garage Providing Off-Road Parking
- Sought-After Residential Location in Penwortham
- EPC Rating - D



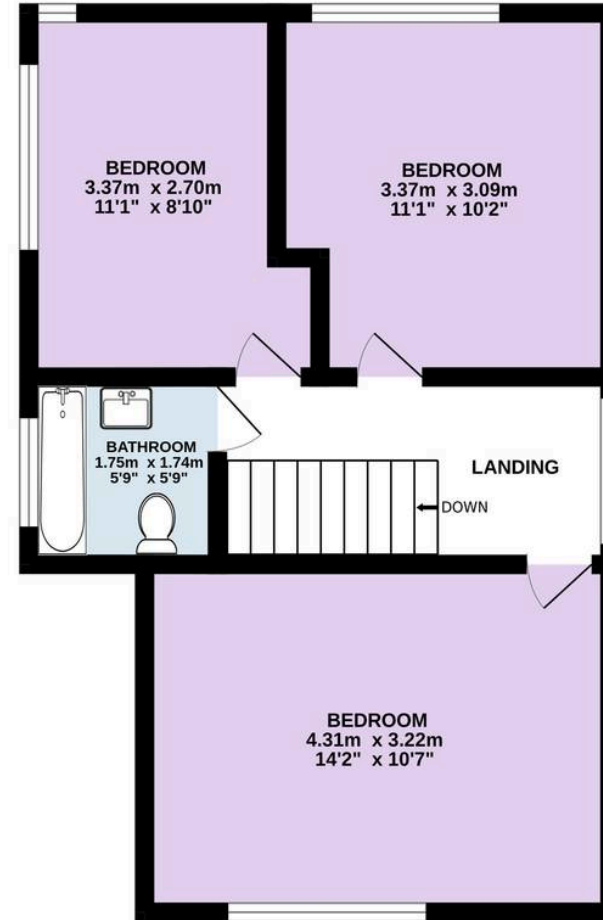




GROUND FLOOR  
47.9 sq.m. (516 sq.ft.) approx.



1ST FLOOR  
41.4 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA : 89.3 sq.m. (961 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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