




Holdens
ESTATE AGENTS

2 Elmtree Avenue, Penwortham
£274,950


Holdens
ESTATE AGENTS



2 Elmtree Avenue

Penwortham, Preston

Modern 3-bed detached home with stylish interiors, en-suite, garage, driveway, sunny garden, and bi-fold doors. Sought-after location near amenities, schools, and transport. LABC warranty.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

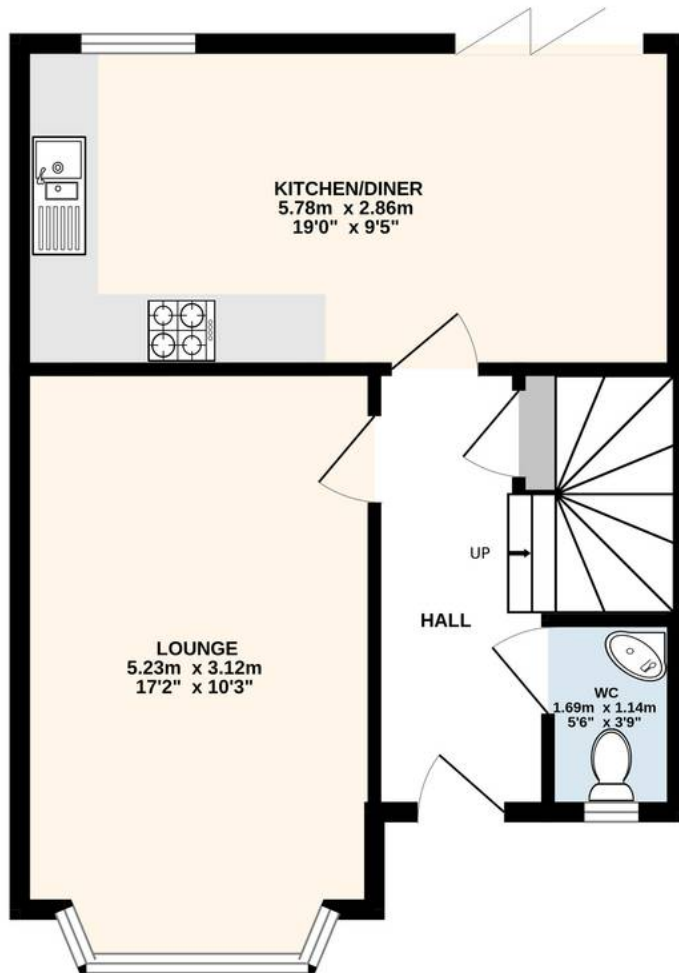
- Modern Detached Three Bed House
- Still within 10 year LABC Warranty
- Modern decor, fixtures and fittings
- Kitchen with integrated Neff appliances
- Bi-Folding Doors
- Kardean Flooring
- Ground Floor WC
- En-suite to master bedroom
- Detached Single Garage
- South West Facing Rear Garden



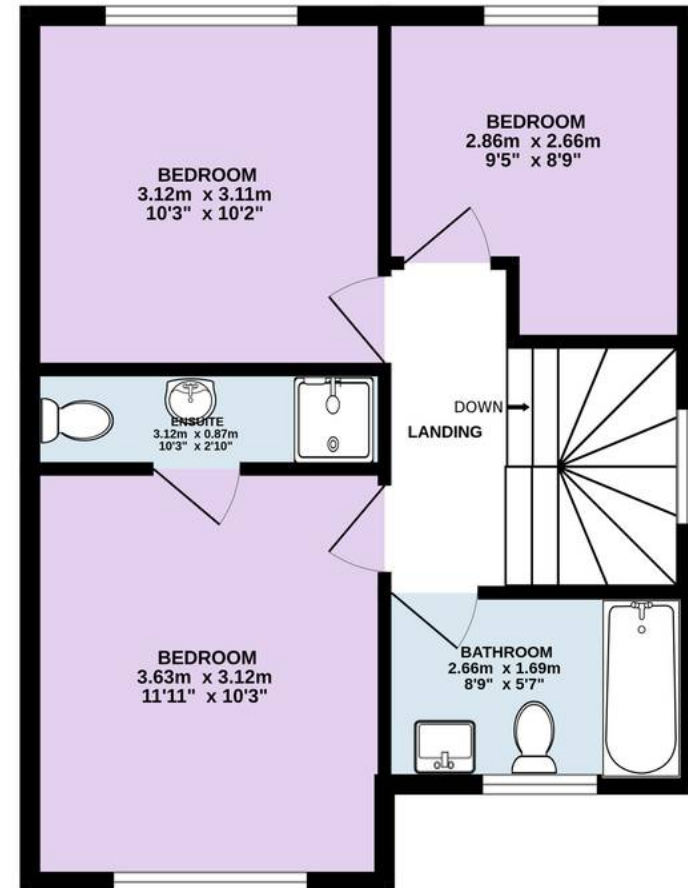




GROUND FLOOR
42.8 sq.m. (461 sq.ft.) approx.



1ST FLOOR
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 84.6 sq.m. (910 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.
Made with Metropix ©2026



Holdens Lostock Hall

Holdens Estate Agents, 6 Watkin Lane - PR5 5RD

01772 698888

lostockhall@holdens.co.uk

www.holdens.co.uk/

Disclaimer: All information such as plans, dimensions, and details about the property's condition or suitability is provided in good faith and believed to be accurate, but should not be relied upon without independent verification. Buyers or tenants must carry out their own checks. Appliances and systems haven't been tested. It's strongly advised to get professional inspections before making any commitments. No employee or agent of Holdens Estate Agents is authorised to make promises or guarantees about the property. These details are for general guidance only and do not form part of any contract. All discussions with Holdens Estate Agents are subject to contract.