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ESTATE AGENTS



Leyland Road  
Penwortham

- **Stylish 2 Bedroom Home**
- **Open Plan Family Dining Kitchen**
- **Spacious Living Room**
- **Downstairs WC**

**For Sale Offers Over £225,000**  
EPC Rating 'D'

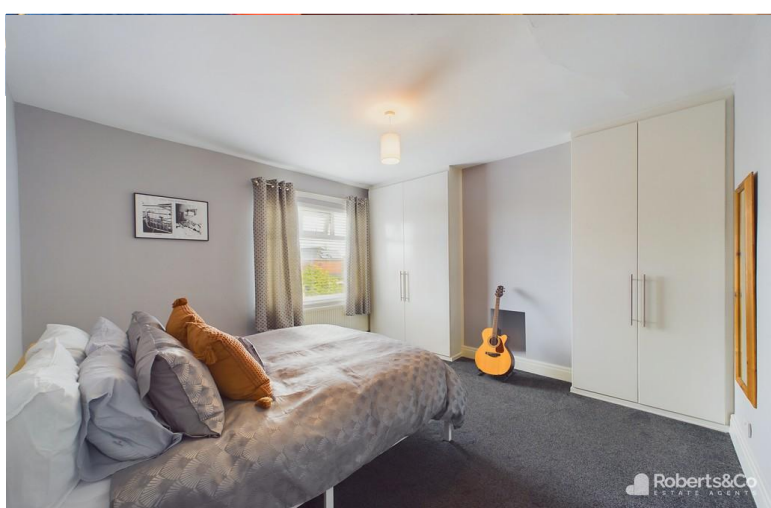
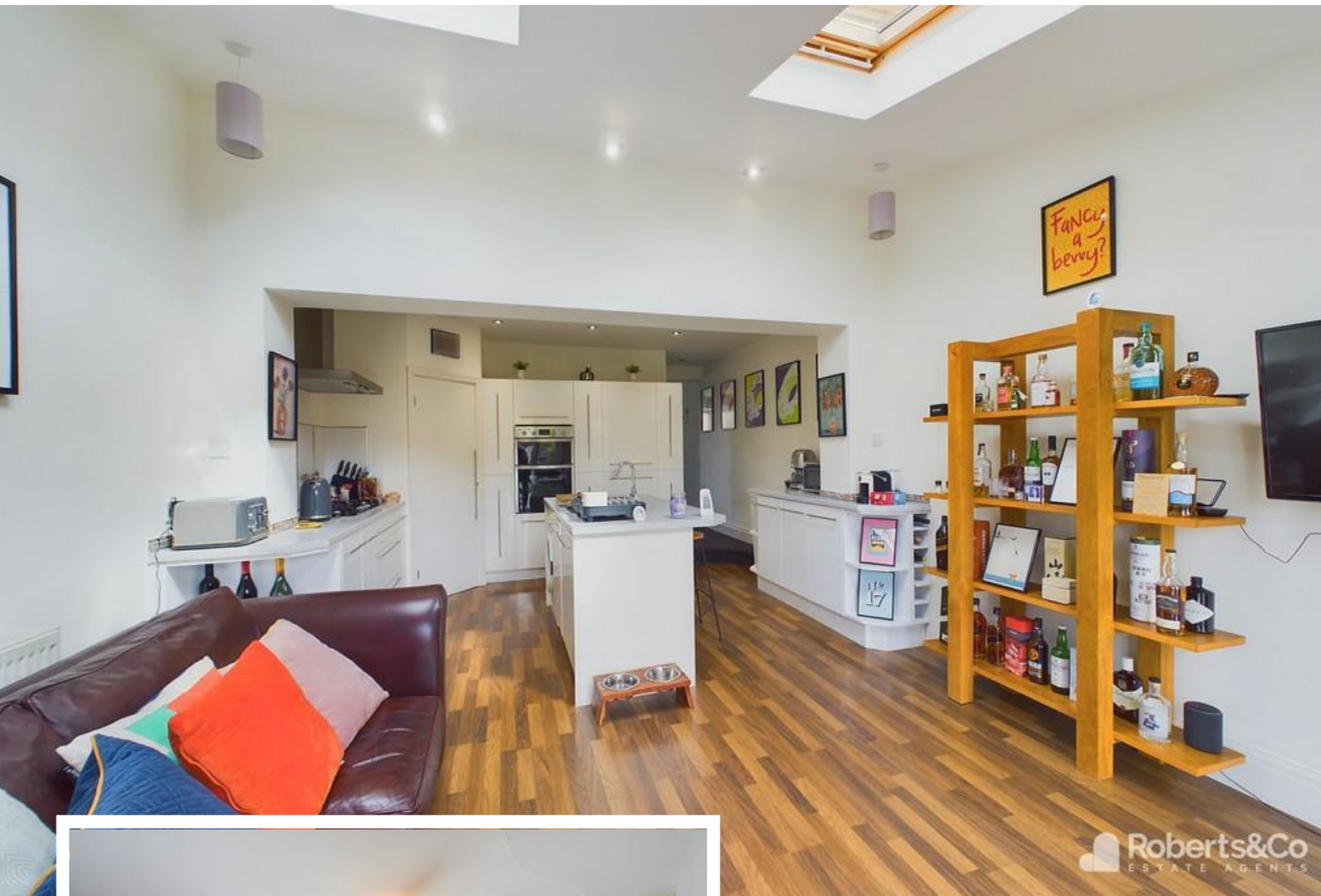


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## Property Description

This stylish semi-detached house features two spacious bedrooms, an impressive extended dining kitchen, and a large rear garden with a double garage and driveway. Its excellent location and generous proportions make it ideal for families.

Out front, the home is set back from the road, offering a private driveway and garden. Step through the vestibule into a welcoming living room, positioned at the front of the house.

The heart of the home is the expansive open-plan kitchen and dining area at the rear. With Velux windows and patio doors, this bright and airy space is perfect for entertaining and relaxation. The kitchen includes a spacious island, ideal for shared meals and gatherings. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find two sizable bedrooms and a family bathroom with three-piece fixtures.





Outside, the fully enclosed rear garden is a wonderful space for summer barbecues on the patio while the kids play on the trampoline. In winter, there's plenty of room for a hot tub. The garden can be accessed from both the rear doors and a side gate, adding to its practicality.

The detached double garage offers ample storage and parking. With its extended kitchen, spacious layout, and excellent location, this property is a fantastic family home.

#### 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.



#### VESTIBULE

#### LIVING ROOM

13' x 13' 9" (3.96m x 4.19m)

#### FAMILY DINING KITCHEN

20' 9" x 13' 3" (6.32m x 4.04m)

#### DOWNSTAIRS WC

#### LANDING

#### BEDROOM ONE

12' 9" x 11' 7" (3.89m x 3.53m)

#### BEDROOM TWO

9' x 7' 7" (2.74m x 2.31m)

#### BATHROOM

5' 10" x 5' 8" (1.78m x 1.73m)

#### EXTERNAL



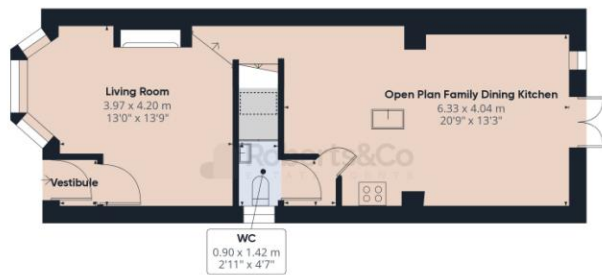
#### GARAGE

17' 5" x 16' 2" (5.31m x 4.93m)

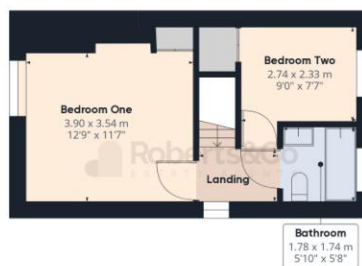
We are informed this property is Council Tax Band C For further information please check the Government Website

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>m</sup>**

102.33 m<sup>2</sup>  
1101.43 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
5.34 ft<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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.