



Ashtree Grove
Penwortham

- **Spacious 4 Bedroom Home**
- **Occupying a Corner Plot**
- **Offered With No Chain**
- **2 Reception Rooms**

For Sale £323,000
EPC Rating 'TBC'





Roberts&Co
ESTATE AGENTS

Property Description

This spacious 4-bedroom detached house on a corner plot presents an exciting opportunity for those seeking a home with immense potential in the desirable location of Penwortham. Conveniently located within easy walking distance of the town center and within the catchment area for several excellent schools, this property is perfect for families.

Upon entry, you are welcomed by a bright entrance hall featuring a convenient WC.

The kitchen is equipped with modern amenities to enhance your cooking experience, including an electric oven, integrated microwave, and gas hob. There is also a door leading to the garden, providing easy access to outdoor spaces.

The ground floor includes two reception rooms: a front living room with a gas fire and sliding doors to the dining room, and a rear dining room with garden access.



Roberts&Co
ESTATE AGENTS



Roberts&Co
ESTATE AGENTS



Upstairs, you will find four well-sized bedrooms, including two doubles with fitted wardrobes and two spacious singles. There is also a newly fitted shower room and a boiler that is just 12 months old.

Outside, the garden offers an opportunity for creative landscaping with block paving. The secluded, fenced patio is private and ideal for families. Additional storage space is available in the garage. The driveway at the front offers parking for several cars, with the potential to expand for even more parking spaces, ensuring convenience for you and your guests.

With no chain delay, this charming home on Ashtree Grove is fully double-glazed and ready for you to personalize and create your perfect living space.



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.



ENTRANCE HALL

LIVING ROOM

14' 5" x 12' 10" (4.39m x 3.91m)

DINING ROOM

12' 3" x 11' 10" (3.73m x 3.61m)

KITCHEN

11' 10" x 7' 11" (3.61m x 2.41m)

WC

LANDING

BEDROOM ONE

14' 5" x 10' 6" (4.39m x 3.2m)

BEDROOM TWO

10' 11" x 10' 6" (3.33m x 3.2m)

BEDROOM THREE

10' 2" x 6' 2" (3.1m x 1.88m)

BEDROOM FOUR

7' 6" x 9' 4" (2.29m x 2.84m)

BATHROOM

6' 2" x 6' 1" (1.88m x 1.85m)

OUTSIDE



We are informed this property is Council Tax Band D 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



Floor 1

Approximate total area¹
96.96 m²
1043.68 ft²

(1) Excluding balconies and terraces

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


FOLLOW
US ON INSTAGRAM

ROBERTS_AND_CO_SALES_LETTINGS


FOLLOW
US ON TWITTER

@ROBERTS_AND_CO


LIKE
US ON FACEBOOK

ROBERTSCOSALESANDLETTINGS

rightmove 

Zoopla
zoopla.co.uk

Like and recommend us on



facebook

<https://www.facebook.com/RobertsCoSalesandLettings>

36e Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

www.roberts-estates.co.uk
info@roberts-estates.co.uk
01772 746 100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. 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.