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Farfield
Penwortham

- Offered With No Chain
- Spacious Detached Bungalow
- 3 generous Size Bedrooms
- Nice Plot

For Sale £255,000
EPC Rating 'D'



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Property Description

Tucked away in a peaceful cul-de-sac, this charming, detached bungalow features three bedrooms, making it perfect for a small family or those looking to downsize. Meticulously maintained by its current owner, this delightful chain-free property is move-in ready, offering a blend of comfort and convenience. Situated in Penwortham, the bungalow is close to excellent schools, local amenities, and bus routes.

Externally, the front of the property features an easily maintained garden and a driveway for two cars. The driveway leads to a single garage with an electric up-and-over door, providing additional parking or storage space.

Enter into the home where you're greeted by a bright and welcoming hallway.

The spacious living room features a fireplace and abundant natural light from the rear window.

Adjacent to the living room is a well-appointed



kitchen/diner, offering ample workspace, room for freestanding appliances, and space for a table and chairs.

There is a handy utility room provides direct access to the rear garden.

The conservatory overlooks the well-manicured garden, making it the perfect spot for enjoying morning coffee or relaxing with a book.

The home comprises three well-sized bedrooms, including a generously-sized primary bedroom with fitted wardrobes



Completing the interior is a fully tiled modern bathroom in pristine white, featuring a three-piece suite that includes a bathtub, a pedestal sink, and a contemporary toilet. This space is designed for both functionality and style, providing a serene environment for relaxation and personal care.

The rear of the property boasts a sizeable, low-maintenance southeast-facing garden that enjoys sun for most of the day. The garden is adorned with a variety of mature shrubs and primarily features flagged and gravelled areas, offering ample space for outdoor seating and storage needs.



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.

HALLWAY



LIVING ROOM

16' 3" x 11' 7" (4.95m x 3.53m)

CONSERVATORY

8' 10" x 9' 4" (2.69m x 2.84m)

KITCHEN DINER

11' 1" x 11' 7" (3.38m x 3.53m)

UTILITY ROOM

8' 10" x 5' (2.69m x 1.52m)

BEDROOM ONE

12' 8" x 8' 9" (3.86m x 2.67m)

BEDROOM TWO

9' 6" x 7' (2.9m x 2.13m)

BEDROOM THREE



9' 7" x 7' 1" (2.92m x 2.16m)

BATHROOM

6' 9" x 5' 7" (2.06m x 1.7m)

OUTSIDE

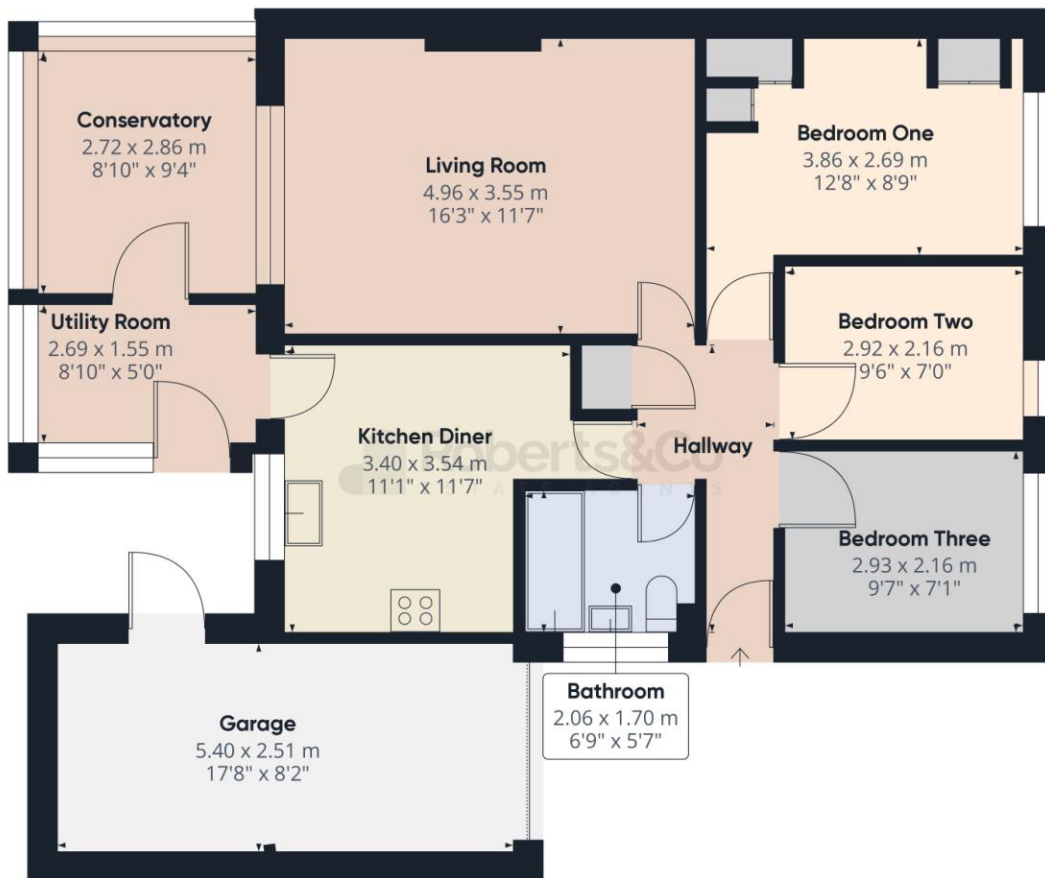
GARAGE

17' 8" x 8' 2" (5.38m x 2.49m)

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.



Approximate total area⁽¹⁾
88.64 m²
954.06 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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