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Cromwell Way  
Penwortham

- 4 Bedroom Detached Family Home
- Popular Location
- Detached Garage
- Modern Kitchen Diner

**For Sale £340,000**  
EPC Rating 'TBC'



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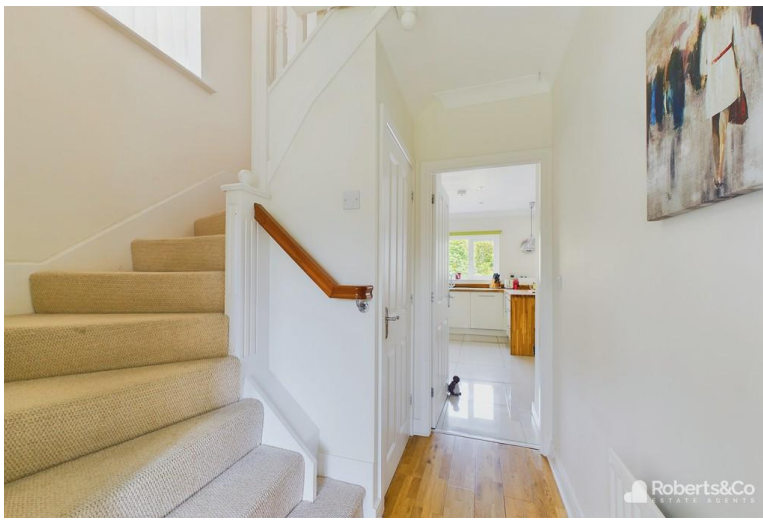
## Property Description

We are thrilled to present for sale this exquisite four-bedroom detached home, located in the highly sought-after 'Redrow' development in Penwortham. This ideal family residence offers close proximity to local amenities, highly regarded schools, and excellent transport links.

The home is well presented throughout, boasting a fresh décor that ensures a contemporary living experience.

Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The hallway seamlessly leads into a spacious living room, perfect for relaxation and entertaining guests. Adjacent to the living room is a modern dining kitchen, equipped with integrated appliances, ample counter space, and sleek cabinetry, ideal for both casual family meals and more formal dining occasions.

Off the kitchen, you will find a convenient utility room that provides additional storage and laundry facilities,



helping to keep the main living areas clutter-free. The conservatory, bathed in natural light, offers a tranquil space for lounging or enjoying the view of the garden, making it a versatile addition to the home. Completing the ground floor is a handy downstairs WC, providing convenience for both residents and visitors.

Ascending to the first floor, you will discover the primary bedroom, a luxurious retreat featuring ensuite facilities for added privacy and comfort. Three additional generously sized bedrooms offer ample space for family members, guests, or even a home office. A well-appointed family bathroom serves these bedrooms, equipped with modern fixtures and fittings to cater to the needs of a busy household.



Externally, the property includes driveway parking at the front, leading to a garage, and a beautifully landscaped, enclosed garden at the rear, perfect for outdoor enjoyment and entertaining.

Internal viewing is highly recommended to fully appreciate the size and high standard of accommodation this exceptional home has to offer.

#### 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

16' x 10' 9" (4.88m x 3.28m)

#### KITCHEN DINER

12' x 19' 3" (3.66m x 5.87m)

#### UTILITY ROOM

6' x 4' 8" (1.83m x 1.42m)

#### CONSERVATORY

11' x 9' 10" (3.35m x 3m)

#### LANDING

#### BEDROOM ONE

16' x 9' 6" (4.88m x 2.9m)

#### ENSUITE

7' x 4' 6" (2.13m x 1.37m)

#### BEDROOM TWO

10' x 9' 6" (3.05m x 2.9m)

#### BEDROOM THREE





7' x 9' 8" (2.13m x 2.95m)  
BEDROOM FOUR  
7' x 9' 8" (2.13m x 2.95m)  
BATHROOM  
7' x 6' 4" (2.13m x 1.93m)  
OUTSIDE

**GARAGE**

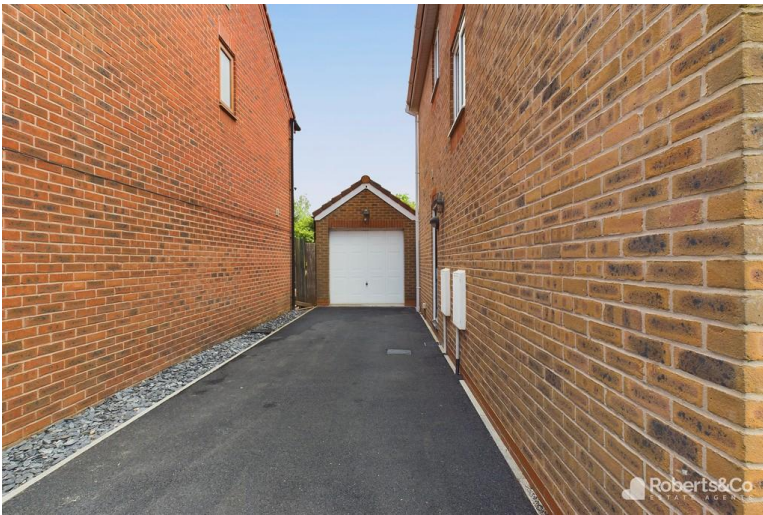
17' x 8' 7" (5.18m x 2.62m)

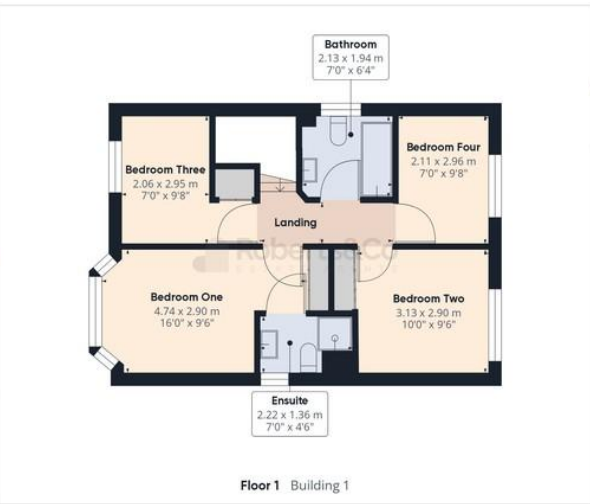
We are informed this property is Council Tax Band D  
For further information please check the Government  
Website

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.







Approximate total area<sup>(1)</sup>  
121.08 m<sup>2</sup>  
1303.29 ft<sup>2</sup>



(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.

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