



Highgate  
Penwortham

- Unique Extended Home in Higher Penwortham
- 1 Bedroom Annexe
- 4 Double Beds 2 with Ensuite
- Huge Scope for Multi-Generational Living

**For Sale OIRO £499,950**  
EPC Rating 'C'





## Property Description

Unique Opportunity in Highly Sought-After Higher Penwortham

This unique and extended semi-detached home is located in the highly sought-after area of Higher Penwortham, offering huge potential for multi-generational living. With four spacious double bedrooms, including two en-suite, this property provides plenty of space for growing families or those needing extra accommodation.

**Ground Floor:** The main house features two reception rooms, a well-appointed kitchen, a rear porch/utility room, and 2 double bedrooms both with ensuite facilities, ensuring both comfort and practicality.

**First Floor:** Two further double bedrooms and three piece family bathroom.

**Annexe:** In addition, there is a versatile self-contained annexe, which can be configured in multiple ways. Currently set up with an open-plan living/dining



kitchen, a further reception room or additional bedroom, plus a double bedroom with an en-suite shower room, this space is ideal for independent living for a relative, running a business from home, or providing extra accommodation for a larger family.

Externally, the property boasts a large south-facing garden, perfect for relaxing or entertaining, as well as ample driveway parking for multiple vehicles.

What we love about this property: "This is a unique and versatile home in sought-after Higher Penwortham, offering space, flexibility, and endless potential"

Tenure: Freehold

Council Tax: D

#### 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.

#### PORCH

#### ENTRANCE HALL

#### LIVING ROOM

12' 9" x 13' 9" (3.89m x 4.19m)

#### DINING ROOM

12' 9" x 15' 9" (3.89m x 4.8m)

#### KITCHEN

7' 3" x 16' 11" (2.21m x 5.16m)

#### UTILITY ROOM

5' 8" x 9' (1.73m x 2.74m)

#### BEDROOM THREE

11' 11" x 11' 9" (3.63m x 3.58m)

#### ENSUITE

4' 11" x 8' 3" (1.5m x 2.51m)

#### BEDROOM FOUR

10' 3" x 10' 8" (3.12m x 3.25m)

#### WC

#### LANDING

#### BEDROOM ONE

11' 9" x 13' 8" (3.58m x 4.17m)

#### BEDROOM TWO



11' 3" x 17' 6" (3.43m x 5.33m)

BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m)

ANNEXE

KITCHEN/ LIVING ROOM

13' 9" x 10' 6" (4.19m x 3.2m)

RECEPTION ROOM

13' 8" x 10' 11" (4.17m x 3.33m)

BEDROOM

13' 7" x 8' 7" (4.14m x 2.62m)

ENSUITE BATHROOM

5' 6" x 6' 2" (1.68m x 1.88m)

SHOWER ROOM

4' 5" x 6' 3" (1.35m x 1.91m)

OUTSIDE

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

**Roberts&Co**  
ESTATE AGENTS

Approximate total area<sup>m</sup>

187.06 m<sup>2</sup>

2013.51 ft<sup>2</sup>

Reduced headroom

5.58 m<sup>2</sup>

60.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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 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.