



12 Bramble Court
Penwortham, Preston, PR1 9EW

- **Stunning Detached Family Home**
- **Corner Plot with Field Views**
- **Four Bedrooms**
- **Modern Fitted Family Dining Kitchen**

For Sale £430,000
EPC Rating 'D'





Property Description

We are excited to present this truly exceptional family home. Situated on a deceptively large corner plot on a quiet cul-de-sac in Penwortham. Beautifully presented throughout and field views to the rear. The accommodation offers open plan modern living and briefly comprises; porch, welcoming entrance hall, large spacious lounge with media wall, fitted dining kitchen, family room, with views of the garden, utility room and downstairs WC. To the first floor, 4 GOOD SIZED BEDROOMS, two with fitted wardrobes, and a four piece family bathroom. The property continues to impress outside, with the rear garden wrapping around the house, offering complete privacy. A recent addition to the property is the garden room, complete with electricity and finished to a high standard, this could easily be used as a home office, gym, or quiet reading room. In addition there is an integral garage and ample off road parking.



LOCAL INFORMATION

PENWORTHAM is a village 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

HALLWAY

LOUNGE

13' 10" x 14' 6" (4.23m x 4.42m)

DINING KITCHEN

9' 4" x 29' 7" (2.85m x 9.03m)

FAMILY ROOM

11' 1" x 9' 0" (3.38m x 2.76m)

UTILITY ROOM

5' 1" x 5' 7" (1.57m x 1.71m)

DOWNSTAIRS WC

2' 7" x 5' 6" (0.81m x 1.7m)

LANDING

BEDROOM ONE

12' 4" x 10' 9" (3.76m x 3.28m)

BEDROOM TWO

10' 4" x 9' 5" (3.17m x 2.88m)

BEDROOM THREE

9' 5" x 9' 4" (2.89m x 2.86m)

BEDROOM FOUR

8' 3" x 16' 11" (2.53m x 5.18m)

BATHROOM

9' 9" x 5' 7" (2.99m x 1.71m)

INTEGRAL GARAGE

8' 3" x 12' 5" (2.53m x 3.79m)



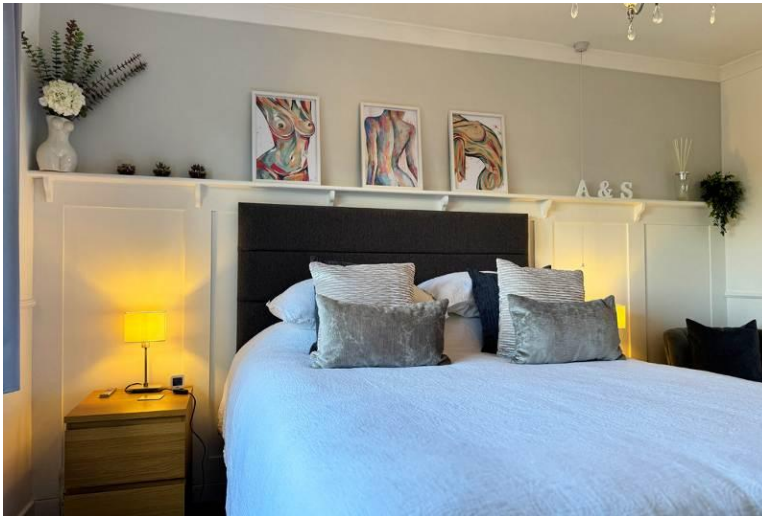
If you would like more details on this property, please click the brochure link below.

You can see the title deed, aerial view, school information, transport links, broadband speeds, and lots of other information relating to this property.



We are informed this property is Council Tax Band D
For further information please check out:

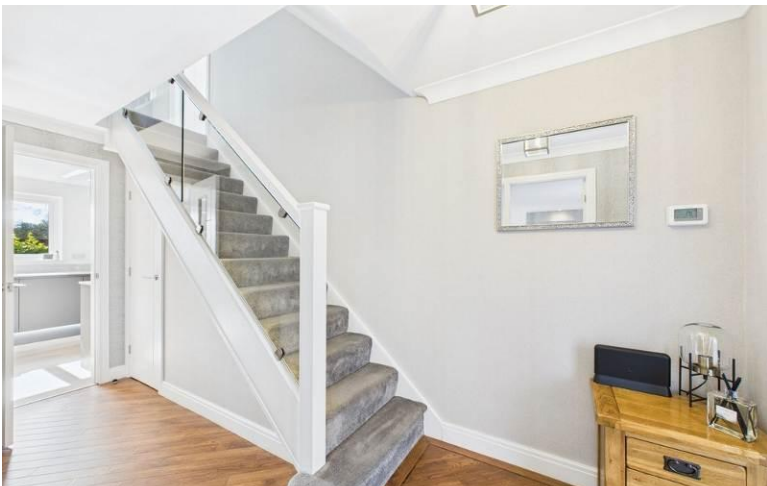
<https://www.gov.uk/council-tax-bands>



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⁽¹⁾

143.83 m²

1548.16 ft²

Reduced headroom

3.12 m²

33.61 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	85	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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 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.