



Kingsway  
Penwortham

- **1920s Traditional Semi-Detached Home**
- **Offered With No Chain**
- **Prime Location in Penwortham**
- **3 Double Bedrooms**

**For Sale £450,000**  
EPC Rating 'C'







## Property Description

A Rare Opportunity to Acquire a Charming 1920s Semi-Detached Home in Prime Penwortham Location

We are delighted to present this traditional and character-filled 1920s semi-detached property, ideally situated in one of Penwortham's most desirable residential areas-just a short stroll from the vibrant high street, offering an array of cafes, shops, and local amenities.

This spacious home retains many original features and offers generous and versatile living accommodation throughout. Upon entering, you are welcomed by an entrance porch leading into a central hallway. The ground floor boasts three well-proportioned reception rooms: a front-facing living room with a bay window and gas fire, a rear sitting room featuring patio doors that open onto a private courtyard and a second gas fire, and a formal dining room complete with an electric fire-perfect for entertaining or family gatherings.



The modern kitchen is fitted with integrated appliances including a fridge, dishwasher, electric oven, and hob, and is complemented by a useful utility area and downstairs WC. There is also internal access to the attached garage, offering further convenience and storage.

Upstairs, the property offers three generously sized double bedrooms, all with fitted wardrobes. The principal bedroom is located at the front of the house, the second bedroom benefits from a modern en-suite shower room, and the third overlooks the rear garden. A family bathroom completes the upper floor accommodation.



Externally, the property sits on a generous plot with gardens to three sides, a charming courtyard to the rear, and ample off-road parking via a substantial driveway and attached garage.

While the property has been lovingly maintained over the years, it presents an exciting opportunity for the next owners to modernize and personalize to their own taste. Offered to the market with no onward chain, this is a must-see for those seeking a spacious period home in a prime location.

**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** 15' 6" x 14' 5" (4.72m x 4.39m)

**SITTING ROOM** 12' 6" x 14' 5" (3.81m x 4.39m)

**DINING ROOM** 14' x 10' 11" (4.27m x 3.33m)

**KITCHEN** 15' 9" x 7' 2" (4.8m x 2.18m)

**UTILITY ROOM** 8' x 5' 8" (2.44m x 1.73m)

**WC**

**LANDING**







BEDROOM ONE 11' 2" x 14' 6" (3.4m x 4.42m)

BEDROOM TWO 14' 2" x 9' 10" (4.32m x 3m)

ENSUITE 9' 10" x 3' 4" (3m x 1.02m)

BEDROOM THREE 12' 6" x 14' 4" (3.81m x 4.37m)

BATHROOM 8' 7" x 7' 10" (2.62m x 2.39m)

OUTSIDE

GARAGE 11' x 15' 11" (3.35m x 4.85m)

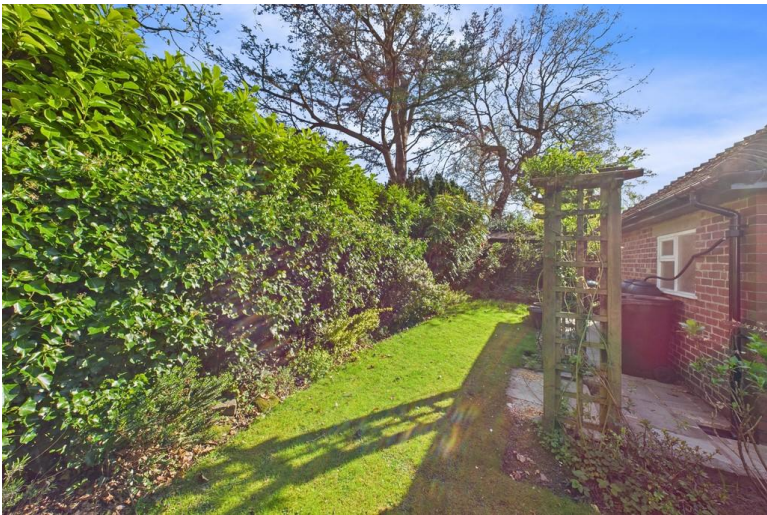


Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

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 area<sup>m</sup>

162.12 m<sup>2</sup>  
1745.05 ft<sup>2</sup>

Reduced headroom

1.03 m<sup>2</sup>  
11.1 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    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |