



Queensway
Penwortham

- 3 Bedroom Home
- Fantastic Location in Penwortham
- 2 Reception Rooms
- Fitted Kitchen

Offers Over £255,000
EPC Rating 'D'





Property Description

Charming Three-Bedroom Home in Highly Sought-After Higher Penwortham

Located in one of Penwortham's most desirable residential areas, this well-presented three-bedroom home offers comfort, convenience, and a fantastic lifestyle opportunity. Perfectly positioned just a 10-minute walk from the vibrant high street, you'll have easy access to a variety of shops, cafes, and amenities. Excellent local schools and superb transport links make this an ideal choice for families and commuters alike.

Step inside to discover two spacious reception rooms - a bright and welcoming front lounge featuring a bay window and a cozy gas fire, seamlessly flowing into the rear dining room which also boasts a bay window overlooking the garden and a second gas fire, creating a warm and inviting space to relax or entertain.

The modern kitchen diner is fitted with an integrated



fridge-freezer, electric oven, and microwave, offering both practicality and style. A convenient downstairs WC completes the ground floor layout.

Upstairs, you'll find three bedrooms - two generous doubles with fitted wardrobes, and a comfortable single, perfect for a child's room or home office. The stylish shower room is sleek and functional.

The property also benefits from a partially converted garage, now offering a useful front storage area and a practical utility room at the rear.

Outside, there is driveway parking, a tidy front garden, and an enclosed rear garden - ideal for outdoor living and family time.

Tenure: Freehold

Council Tax: C

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 13' 1" x 10' 11" (3.99m x 3.33m)

DINING ROOM 11' 11" x 10' 10" (3.63m x 3.3m)

KITCHEN 8' 5" x 12' 1" (2.57m x 3.68m)

UTILITY ROOM 8' 3" x 10' 1" (2.51m x 3.07m)

WC

LANDING

BEDROOM ONE 12' 11" x 8' (3.94m x 2.44m)

BEDROOM TWO 11' 10" x 8' 10" (3.61m x 2.69m)

BEDROOM THREE 6' 10" x 7' (2.08m x 2.13m)

OUTSIDE

PARTIALLY CONVERTED GARAGE 7' 10" x 10' 1" (2.39m x 3.07m)





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⁽¹⁾

93.14 m²
1002.54 ft²

Reduced headroom

0.31 m²
3.33 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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