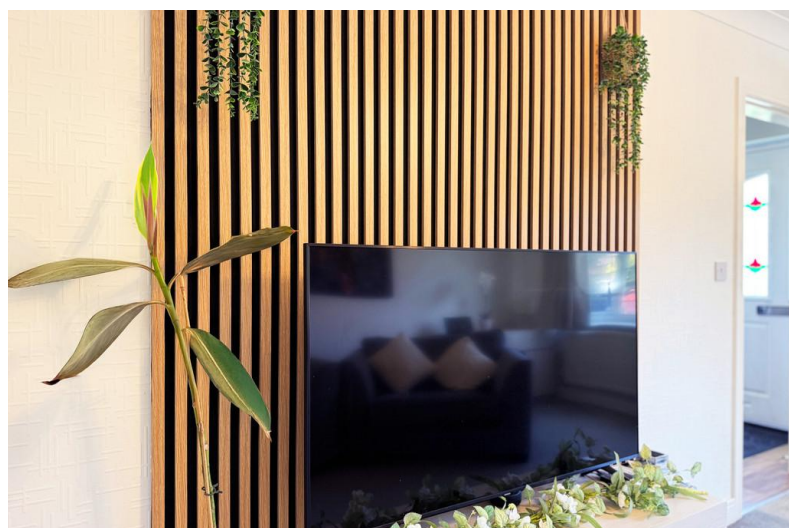




**Cromwell Way**  
Penwortham

- **Great Size 3 Bedroom Home**
- **Popular Location in Penwortham**
- **Open Plan Dining Kitchen and Conservatory**
- **Spacious Living Room**

**For Sale OIRO £308,000**  
EPC Rating 'D'







## Property Description

We're delighted to present this beautifully maintained three-bedroom detached home, ideally situated in the highly desirable 'Redrow' development in Penwortham.

Perfect for families, the property enjoys a prime location close to excellent schools, local amenities, and convenient transport links. The heart of the home is a newly designed open-plan kitchen-diner, complete with a built-in American-style fridge freezer, sleek cabinetry, and integrated appliances-ideal for modern living and entertaining.

The spacious living room offers a warm, inviting space to unwind, while the adjoining conservatory, filled with natural light, provides a serene spot to relax or enjoy views of the sunny rear garden. A downstairs WC adds practicality on the ground floor.

Upstairs, the generous primary bedroom benefits from an ensuite bathroom, while two further well-proportioned bedrooms and a contemporary family





bathroom complete the first floor.

Externally, the property features driveway parking, a detached single garage, and an enclosed, landscaped garden with a patio-perfect for enjoying sunny days or hosting friends and family.

**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 15' 10" x 10' 7" (4.83m x 3.23m)

DINING KITCHEN 10' 5" x 18' 6" (3.18m x 5.64m)

CONSERVATORY 11' 2" x 10' 3" (3.4m x 3.12m)

WC

#### LANDING

BEDROOM ONE 12' 11" x 11' 4" (3.94m x 3.45m)

ENSUITE 3' 2" x 8' 5" (0.97m x 2.57m)

BEDROOM TWO 10' 3" x 11' 2" (3.12m x 3.4m)

BEDROOM THREE 10' 6" x 7' 1" (3.2m x 2.16m)

BATHROOM 5' 7" x 6' 10" (1.7m x 2.08m)

#### OUTSIDE

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

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<sup>(1)</sup>**  
112.2 m<sup>2</sup>  
1209 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.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	65 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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