



Leyland Road
Penwortham

- **Renovation Opportunity**
- **2 Bedroom Semi Detached Bungalow**
- **Offered With No Chain**
- **Spacious Living Room**

For Sale £159,950
EPC Rating 'TBC'





Property Description

Renovation Opportunity – 2-Bedroom Semi-Detached Bungalow with No Chain

This semi-detached bungalow presents a fantastic opportunity for buyers looking to take on a renovation project. Offered with no onward chain, the property is ideal for those wanting to put their own stamp on a home or investors seeking a project with strong potential.

Internally, the accommodation includes a spacious living room, a kitchen with scope for modernisation, two generously sized bedrooms, and a shower room. With some updating, the layout offers the potential to create a comfortable and functional single-storey home.

Externally, the property benefits from a private rear garden, a detached garage, and a good-sized driveway providing off-road parking.

Located in a convenient and accessible area, the





bungalow is well positioned for local bus routes and excellent road links, making it ideal for commuters or anyone needing easy access to nearby towns and amenities.

We have been informed by the seller that the central heating boiler is not working currently.

This is a superb chance to acquire a property with great potential in a desirable location-perfect for those ready to renovate and add value.

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

HALLWAY

LIVING ROOM 16' x 11' 11" (4.88m x 3.63m)

KITCHEN 10' 9" x 9' 9" (3.28m x 2.97m)

BEDROOM ONE 12' x 11' 11" (3.66m x 3.63m)

BEDROOM TWO 10' 9" x 9' 10" (3.28m x 3m)

BATHROOM 6' 9" x 5' 4" (2.06m x 1.63m)

OUTSIDE

GARAGE 15' 7" x 9' 1" (4.75m x 2.77m)

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

Approximate total area⁽¹⁾

76.1 m²
819 ft²



Ground Floor Building 2

(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

36e Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

www.roberts-estates.co.uk
info@roberts-estates.co.uk
01772 746 100

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