



Crow Hills Road
Penwortham

- **Detached Home in Higher Penwortham**
- **4 Double Bedrooms**
- **Open Plan Dining Kitchen**
- **Four Piece Family Bathroom**

For Sale £365,000
EPC Rating 'C'





Property Description

- * Detached Home in the Heart of Higher Penwortham
- * 4 Double Bedrooms
- * Spacious Throughout

Located in the highly sought-after area of Higher Penwortham, this beautifully presented detached property offers a superb blend of space, style, and convenience. Perfectly positioned for families, it's just a short walk from both Penwortham Priory Academy and Penwortham Primary School, and less than 10 minutes on foot to the vibrant high street - home to a great selection of cafés, bars, and independent shops.

A driveway provides off-road parking and leads to a detached garage, offering further storage or potential workshop space.

Inside, the welcoming entrance hall includes a convenient downstairs WC. The spacious living room is filled with natural light thanks to a large front-facing window and features a gas fire - perfect for cosy evenings.



At the heart of the home is a stunning open-plan dining kitchen, finished with stylish grey cabinetry and complementary worktops. This modern kitchen is fully equipped with an integrated fridge freezer, electric oven, microwave, wine fridge, dishwasher, and an induction hob. Sliding doors open out to the garden, making it a perfect space for both everyday living and entertaining.

Upstairs, you'll find four generously sized double bedrooms and a well-appointed four-piece family bathroom, complete with bath, separate shower, wash basin, and WC.



The rear garden is fully enclosed, private, and not overlooked. It features a patio area for outdoor dining, a lawn ideal for families or pets, and a handy shed for storage.

This is a fantastic opportunity to secure a spacious, move-in-ready family home in a prime Penwortham location - with schools, shops, and amenities all within easy reach.

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 22' 1" x 11' 8" (6.73m x 3.56m)

OPEN PLAN DINING KITCHEN 22' 2" x 10' 7" (6.76m x 3.23m)

WC 7' 9" x 2' 6" (2.36m x 0.76m)

FIRST FLOOR

BEDROOM ONE 12' 7" x 11' 6" (3.84m x 3.51m)

BEDROOM TWO

BEDROOM THREE 9' 2" x 10' (2.79m x 3.05m)

BEDROOM FOUR 9' 1" x 8' 8" (2.77m x 2.64m)

BATHROOM 6' x 9' 6" (1.83m x 2.9m)



OUTSIDE

GARAGE 8' 9" x 13' (2.67m x 3.96m)

UTILITY ROOM 7' 8" x 7' 11" (2.34m x 2.41m)

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.

Approximate total area[®]
134.3 m²
1444 ft²

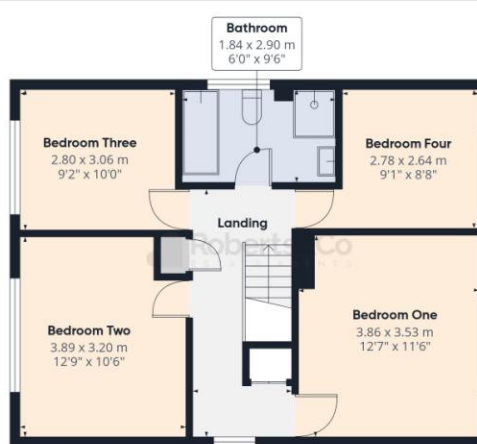
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	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 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