



Cedar Way
Penwortham

- **Immaculately Maintained 2 Bedroom Bungalow**
- **Located in Sought-After Area of Penwortham**
- **Fantastic Opportunity to Move Into a Comfortable Home**
- **Spacious Living Room**

Offers Over £275,000
EPC Rating 'D'





Property Description

- * Immaculately Maintained 2 Bedroom Bungalow
- * Located in The Highly Sought-After Area of Penwortham
- * A Fantastic Opportunity to Move Into a Comfortable Home With Great Potential

Upon entering the property, you are welcomed into a spacious hallway that leads into a bright and generously sized living room, ideal for both relaxing and entertaining. The fitted dining kitchen provides ample storage and worktop space, with room and plumbing for a washing machine. It also includes a freestanding electric cooker and space for a tall fridge freezer.

The home offers a modern three-piece bathroom and two well-proportioned double bedrooms, making it suitable for families, couples, or individuals who need extra space for a home office or guests. A recently added conservatory with a solid roof extends the living space further, creating a versatile area that can be used year-round as a second lounge, dining area, or



garden room.

Externally, the property boasts a well-maintained rear garden, offering a private outdoor retreat that's perfect for relaxing, entertaining, or gardening. To the front, there is ample off-road parking for three to four vehicles, along with a detached garage that provides excellent storage or workshop space.

This home combines comfort, practicality, and potential in one of Penwortham's most desirable residential locations. It's an ideal choice for first-time buyers, downsizers, or anyone seeking a peaceful yet well-connected place to call home. While some areas may be slightly dated, the home has been extremely well cared for and is ready for immediate occupancy.

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.



ENTRY

LIVING ROOM 21' 6" x 10' 6" (6.55m x 3.2m)

INNER HALLWAY

KITCHEN DINER 18' 6" x 9' 10" (5.64m x 3m)

BEDROOM ONE 14' 4" x 10' 5" (4.37m x 3.18m)

BEDROOM TWO 11' 3" x 9' 9" (3.43m x 2.97m)

CONSERVATORY 10' 1" x 11' 6" (3.07m x 3.51m)

BATHROOM 5' 9" x 6' 8" (1.75m x 2.03m)

GARAGE 16' 8" x 8' 7" (5.08m 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.



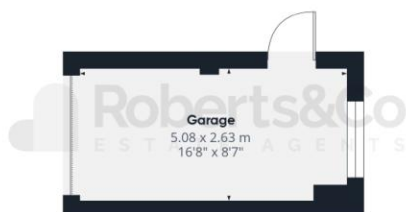




Ground Floor Building 1

Approximate total area⁽¹⁾

93.1 m²
1001 ft²



Ground Floor Building 2

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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.