



**Abbey Walk**  
Penwortham

- Spacious Extended Home
- Sitting on a Great Size Plot
- 3 Generous Size Bedrooms
- Open Plan Living Areas

**For Sale £315,000**  
EPC Rating 'TBC'





## Property Description

3 Bedroom Family Home in Penwortham

Spacious and Extended | Sits on a Good Size Plot

**Ground Floor:** This beautifully refurbished home boasts an extremely light and bright open-plan layout, perfect for modern family living. The living room seamlessly flows into a spacious family dining kitchen, featuring white shaker-style cabinets, wooden work surfaces, and a breakfast bar-ideal for casual dining. There's ample space for a dining table and chairs, making it a great spot for entertaining. A utility room and downstairs WC complete the ground floor for added convenience.

**First Floor:** Upstairs, you'll find three generously sized bedrooms. All serviced by a luxurious four-piece family bathroom, offering both a bathtub and a separate shower for ultimate comfort.

**Exterior:** This home features a tandem garage, with the rear section cleverly transformed into a flexible



space-perfect for a home office, gym, or extra storage. The spacious driveway provides ample parking and includes a car charging point for convenience. To the rear, a private garden offers a peaceful outdoor.



**What We Love About This Property:** "The open-plan living space, stylish kitchen, and scenic surroundings make this home perfect for both relaxing and entertaining. With modern updates and a versatile garage conversion, it truly offers the best of contemporary family living!"

**Tenure:** Freehold

**Council Tax Band:** D

#### 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

14' x 11' 9" (4.27m x 3.58m)

### DINING AREA

10' x 10' 11" (3.05m x 3.33m)

### FAMILY KITCHEN

15' 3" x 12' (4.65m x 3.66m)

### UTILITY ROOM

6' 11" x 9' 10" (2.11m x 3m)

### DOWNSTAIRS WC



## LANDING

### BEDROOM ONE

10' 11" x 11' 7" (3.33m x 3.53m)

### BEDROOM TWO

11' 1" x 9' 11" (3.38m x 3.02m)

### BEDROOM THREE

8' 11" x 8' 6" (2.72m x 2.59m)

### BATHROOM

9' 1" x 5' 7" (2.77m x 1.7m)

### OUTSIDE

## GARAGE

9' 7" x 19' 1" (2.92m x 5.82m)

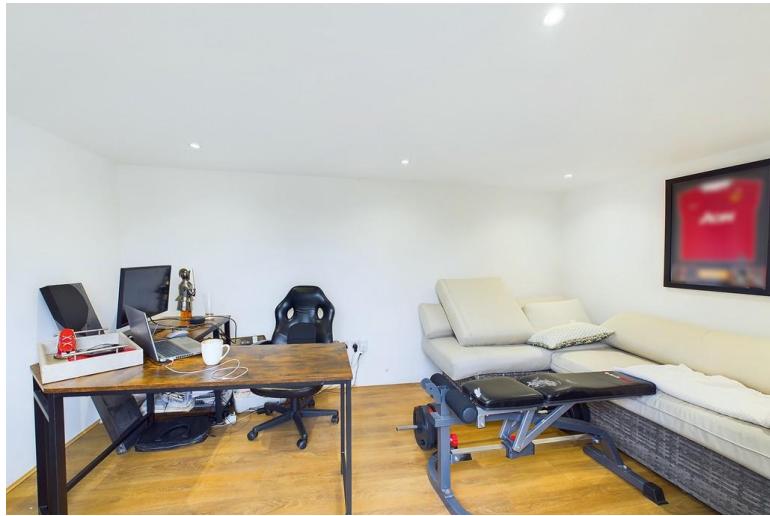
### HOME OFFICE/ GYM

8' 10" x 14' 1" (2.69m x 4.29m)

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.

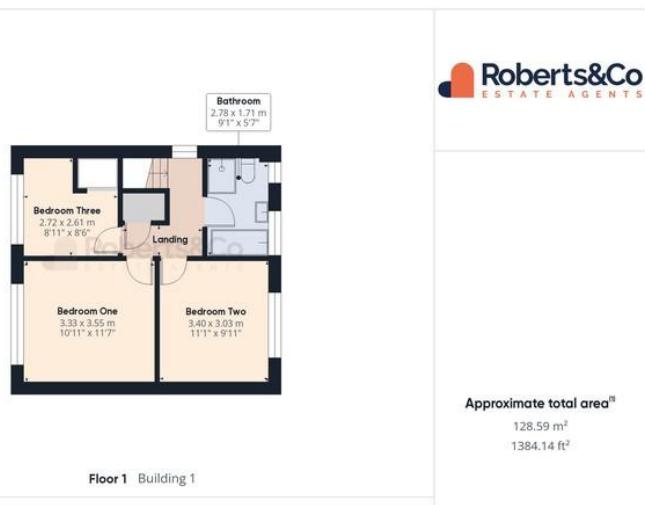
Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Ground Floor Building 1



Floor 1 Building 1

**Roberts&Co**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>

128.59 m<sup>2</sup>

1384.14 ft<sup>2</sup>



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.

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