









22 Marsh Way, Penwortham, PR1 9PL £135,000

Tucked away in a quiet location, this two-bedroom cluster home offers a fantastic opportunity for those looking to create their own perfect space. With off-road parking to the front and a side garden, it enjoys both convenience and a touch of outdoor charm.

Inside, the property features an open-plan layout with a spacious lounge and dining area flowing through to the fitted kitchen. Upstairs, there are two well-proportioned bedrooms and a three-piece bathroom, providing practical living accommodation. The home is ready for its next owner to personalise to their taste.

Key features include off-road parking, a side garden, two bedrooms, and a versatile openplan layout. If you have any questions or would like to arrange a viewing, please get in touch.

# **Ground Floor**

# Lounge 4.98m x 3.04m (16'4" x 10') Hallway

# **First Floor**



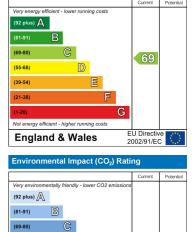
### Area Map

# Howick Cross MIDDLEFORTH GREEN Middleforth Green (Park) Coolin Coolin Remandantian Remandantian Map data ©2025

## **Energy Efficiency Graph**

Energy Efficiency Rating

**England & Wales** 



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