

**Greencroft,  
Penwortham**

  
**SMART MOVE**



Asking Price **£299,000**



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For those seeking a "key-turn" property that you can simply move straight into, then look no further than this NEWLY modernised detached home. Located on a peaceful cul-de-sac in Penwortham, this three bedroom house is available with benefit of NO ONWARD CHAIN and just some of the improvements that it has recently been lavished with include: new flooring throughout, new kitchen, new bathroom, re-wired, new gas central heating system and boiler, newly laid tarmacadam driveway and new UPVC double glazed windows, making it ready for the lucky new owner to simply move straight in.

The internal layout of the property in brief includes: entrance hall with staircase to the first floor and a built in storage cupboard beneath, lounge, separate open plan kitchen diner with patio doors opening to the rear garden and a newly fitted kitchen, first floor landing with loft access point and a built in storage cupboard, three bedrooms and the new four piece first floor bathroom completes the accommodation. NB: There is potential for extension, either by converting the garage, extending over the garage or out to the rear (subject to planning permission,) making this a house that can grow as your family does.

The outside of the property has also undergone a recently programme of modernisation, with there being a newly laid tarmacadam double width driveway to the front of the property for off road parking, adjacent to which is a turfed garden with planted borders. Additional parking is also available within the attached single garage, which could also potentially be converted to an additional reception room (subject to relevant consents.) The main garden is located to the rear and boasts a newly laid paved patio area, mature lawned garden with borders of plants, trees and shrubs, as well as a timber fenced perimeter.

About the Local Area: Penwortham is a town in South Ribble, Lancashire, on the south bank of the River Ribble facing the city of Preston. The town is at the most westerly crossing point of the river, with major road and rail links crossing it here. Within the town are a fantastic range of shops, boutiques, supermarkets and bars and eateries, making all amenities just a short distance away. As well as a number of primary schools, the three high schools in Penwortham are All Hallows Catholic High School, Penwortham Girls' High School and Penwortham Priory Academy. All are situated in proximity to Liverpool Road, in the centre of the town.



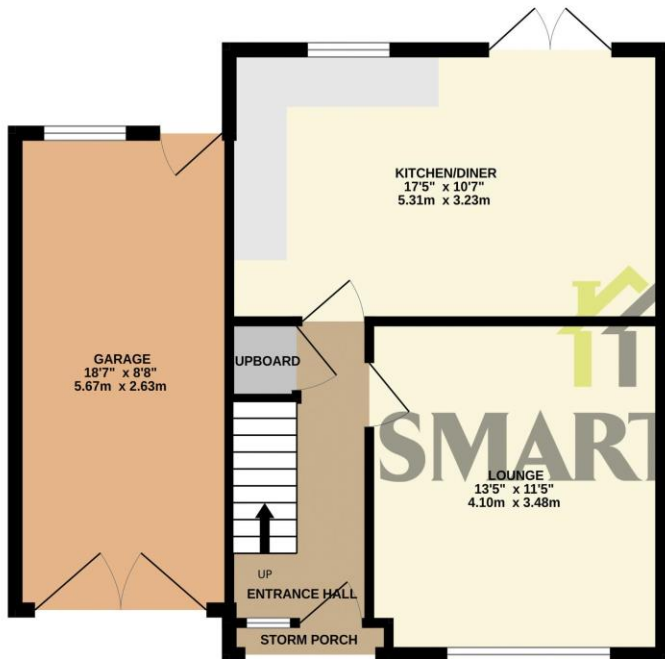


- \* Three Bedroom Detached House**
- \* No Onward Chain & Vacant Possession**
- \* New UPVC Double Glazing**
- \* Lounge & Open Plan Kitchen Diner**
- \* Peaceful Cul-de-Sac Location**

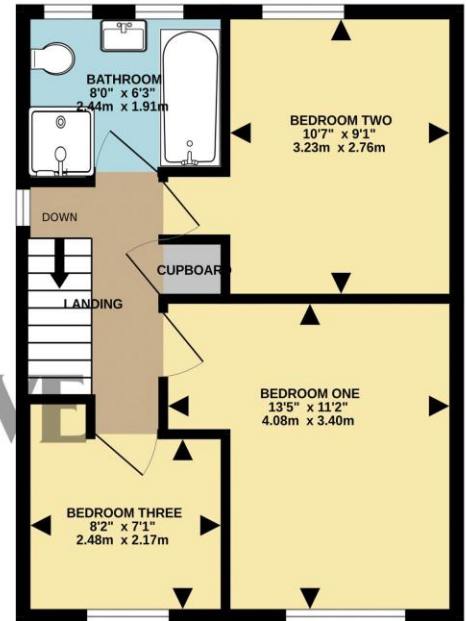
- \* Newly Modernised Throughout**
- \* Re-wired & New GCH System**
- \* Double Width Driveway plus Garage**
- \* First Floor Bathroom**
- \* Freehold, Council Tax - D & EPC - C**



GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88   B    |
| 69-80 | C             | 69   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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SMART MOVE

PRSPROPERTY  
Redress Scheme

Smart Move – Tarleton  
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Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.