

# GUILDHALL

SALES & LETTINGS



## 161 Liverpool Road

, Penwortham, PR1 0QD

£425,000



A DETACHED FOUR-BEDROOM HOME READY FOR A FAMILY

Nestled on Liverpool Road in the charming village of Penwortham, this delightful house is eagerly awaiting a new family to make it their own. Boasting two reception rooms, five bedrooms, and three bathrooms, this spacious property offers ample space for comfortable living.

Situated on a detached plot, this home exudes lovely kerb appeal, making it a standout in the neighbourhood. The convenience of ample parking space for more than three cars ensures that both residents and guests will always find a spot with ease.

Perfectly positioned near major network links, commuting to work or exploring the surrounding areas couldn't be more convenient. Whether you're looking to relax in the tranquillity of Penwortham or venture out for some city excitement, this property offers the best of both worlds.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful setting.



## Ground Floor

### Entrance Hallway

UPVC double glazed entrance door, wood effect flooring and doors to shower room and reception room one.

### Shower Room 6'5 x 5'7 (1.96m x 1.70m)

UPVC double glazed frosted window, central heating radiator, electric feed shower unit, low basin WC, part tiled elevations and wood effect flooring.

### Reception Room 23'5 x 11'6 (7.14m x 3.51m)

UPVC double glazed window, central heating radiator, feature red brick fireplace with wooden mantel, spotlights, stairs to the first floor and doors to kitchen and office.

### Kitchen 12' x 11'3 (3.66m x 3.43m)

UPVC double glazed window, range of wall and base units with granite effect surfaces and tiled splashbacks, ceramic sink with drainer and mixer tap, four ring electric hob, extractor hood, oven in a high rise unit, plumbing for washing machine, space for fridge freezer and dryer, tiled flooring, open to the dining room and UPVC double glazed door to the rear.

### Dining Room 13'1 x 11'3 (3.99m x 3.43m)

UPVC double glazed window, central heating radiator, breakfast bar, tiled flooring and door to the office.

### Office 11'6 x 7'7 (3.51m x 2.31m)

UPVC double glazed windows, central heating radiator, tiled flooring and UPVC double glazed door to the rear.

## First Floor

### Landing

Smoke alarm, loft access and doors to four bedrooms and bathroom.

### Bedroom One 14'6 x 11'8 (4.42m x 3.56m)

UPVC double glazed window, central heating radiator and door to the en suite.

### En Suite 7'10 x 5'5 (2.39m x 1.65m)

UPVC double glazed window, vanity top wash basin, corner direct feed shower unit, central heating radiator, tiled elevations and tiled flooring.

### Bedroom Two 12'2 x 11'1 (3.71m x 3.38m)

UPVC double glazed window and central heating radiator.

### Bedroom Three 11'3 x 10'9 (3.43m x 3.28m)

UPVC double glazed window and central heating radiator.

### Bedroom Four 15'5 x 7'6 (4.70m x 2.29m)

UPVC double glazed window and central heating radiator.

### Bathroom 7'4 x 7'3 (2.24m x 2.21m)

UPVC double glazed frosted window, corner panelled bath, vanity top wash basin, dual flush WC, central heating radiator, tiled elevations and tiled flooring.

## Second Floor

### Attic Room 31'4 x 20'3 (9.55m x 6.17m)

Velux window.

## External

### Front

Planted beds and driveway providing off road parking.

### Rear

Paved and laid to lawn garden with planted beds and access to the garage.

### Garage 21'6 x 10'10 (6.55m x 3.30m)

Garage door, UPVC double glazed window and UPVC double glazed door.

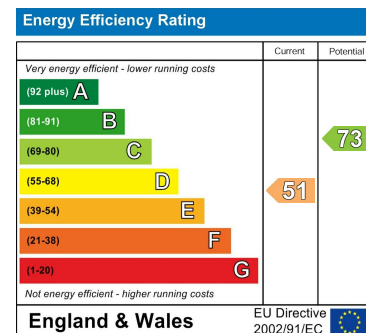
## Area Map



## Floor Plans



## Energy Efficiency Graph



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441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>