



60 Cherry Wood, Penwortham
Preston

£400,000



60 Cherry Wood

Penwortham, Preston

Looking for a 4-bed family home in Penwortham? Flexible layout, en-suite, home office, landscaped garden, garage & driveway—close to top schools. Book your viewing today!
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Desirable location only a walk away from All Hallows High School
- West Facing Rear Garden
- Walking distance to local shops in the vibrant village of Penwortham
- Four bedrooms with fitted wardrobes
- Master bedroom with en-suite
- Potential for a fifth bedroom
- Driveway with off road parking
- Prime location perfect for a range of buyers

Entrance

Entrance with porch. Karndean floor.

Downstairs W.C.

Vanity wash hand basin. W.C. karndean floor. Window to front.

Kitchen

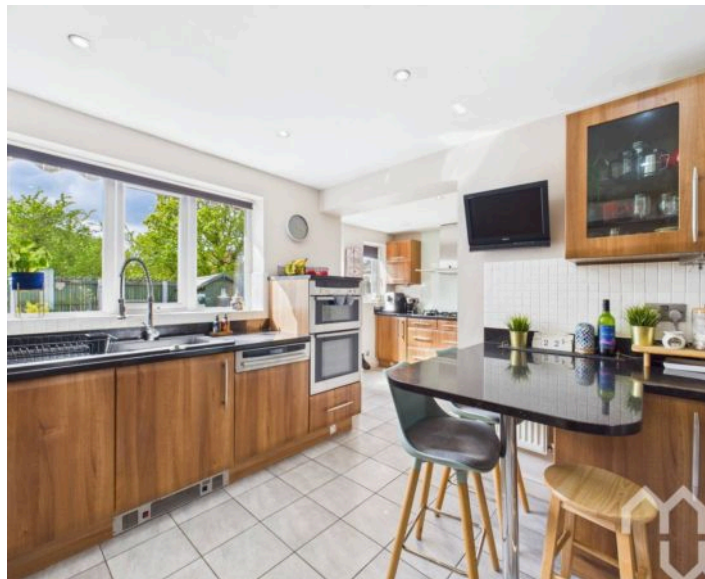
Good range of eye and low level units featuring 1 1/2 sink with granite worktops. Integrated appliances include: dishwasher, gas hob, electric oven with extractor fan. Space for American style fridge/freezer. Breakfast bar. Tiled floor. Door to integrated garage. Door to rear. Window to rear.

Lounge

Gas fire. Bay window to front. Space for dining / play area to rear conservatory. Patio doors to rear.

Conservatory

Space for dining. Patio doors to rear.



**Landing**

Access to partially boarded loft.

Bedroom One

Fitted wardrobes. Bay window to front.

Bedroom One En-Suite

Vanity wash hand basin. W.C. Walk in mains shower. Window to front.

Bedroom Two

Fitted wardrobes. Window to rear.

Bedroom Three

Fitted wardrobes. Window to front.

Bedroom Four

Fitted wardrobes. Window to rear.

Office

Potential for 5th bedroom. Window to rear.

Bathroom

Three piece suite featuring panelled bath with mains shower over. Vanity wash hand basin. W.C. Tiled walls and floor.

Garage

Integrated single garage.

REAR GARDEN

Landscaped rear garden featuring raised decking, a part-lawned area, stone elements, and bordered flower beds.

FRONT GARDEN

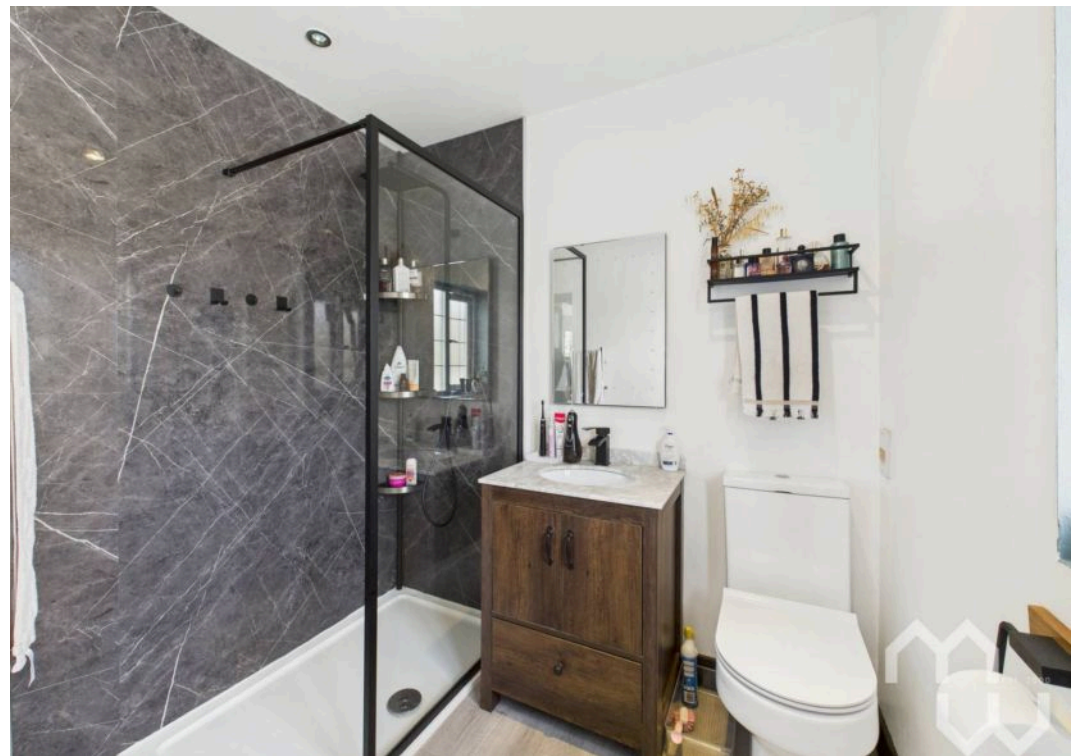
Front garden, partly lawned with boarded shrubs. Driveway.

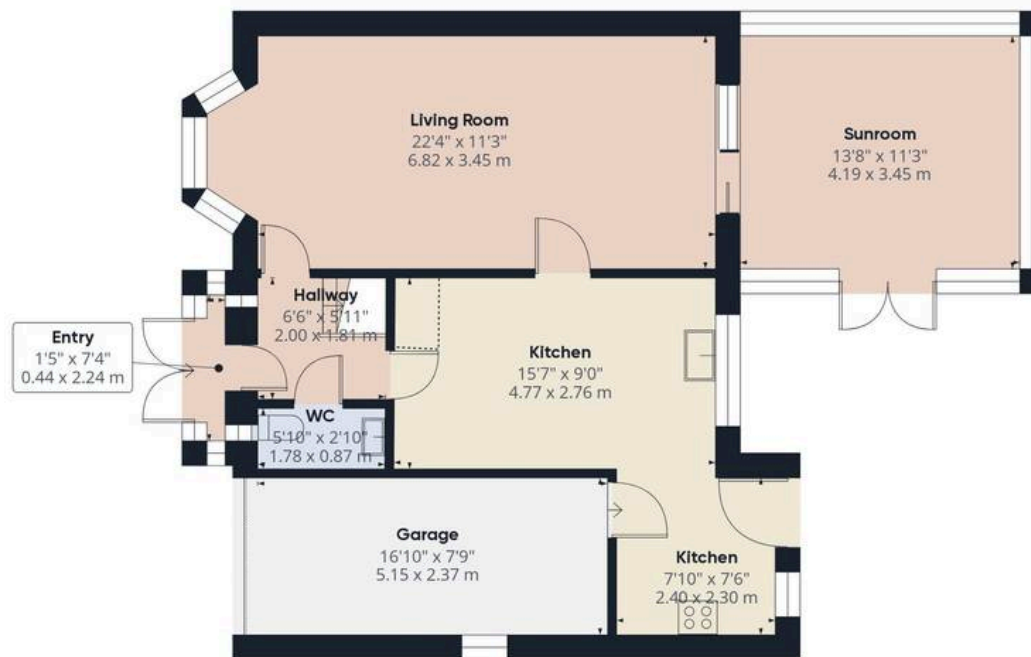
DRIVEWAY

3 Parking Spaces

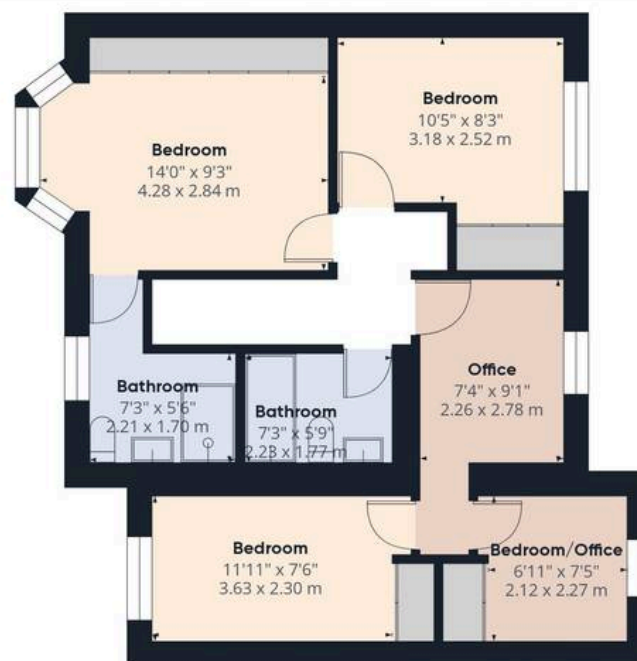
Driveway with off-road parking for two vehicles, plus a single garage providing additional parking for one car.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1424.8 ft²

132.37 m²

Reduced headroom

6.7 ft²

0.62 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360

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