

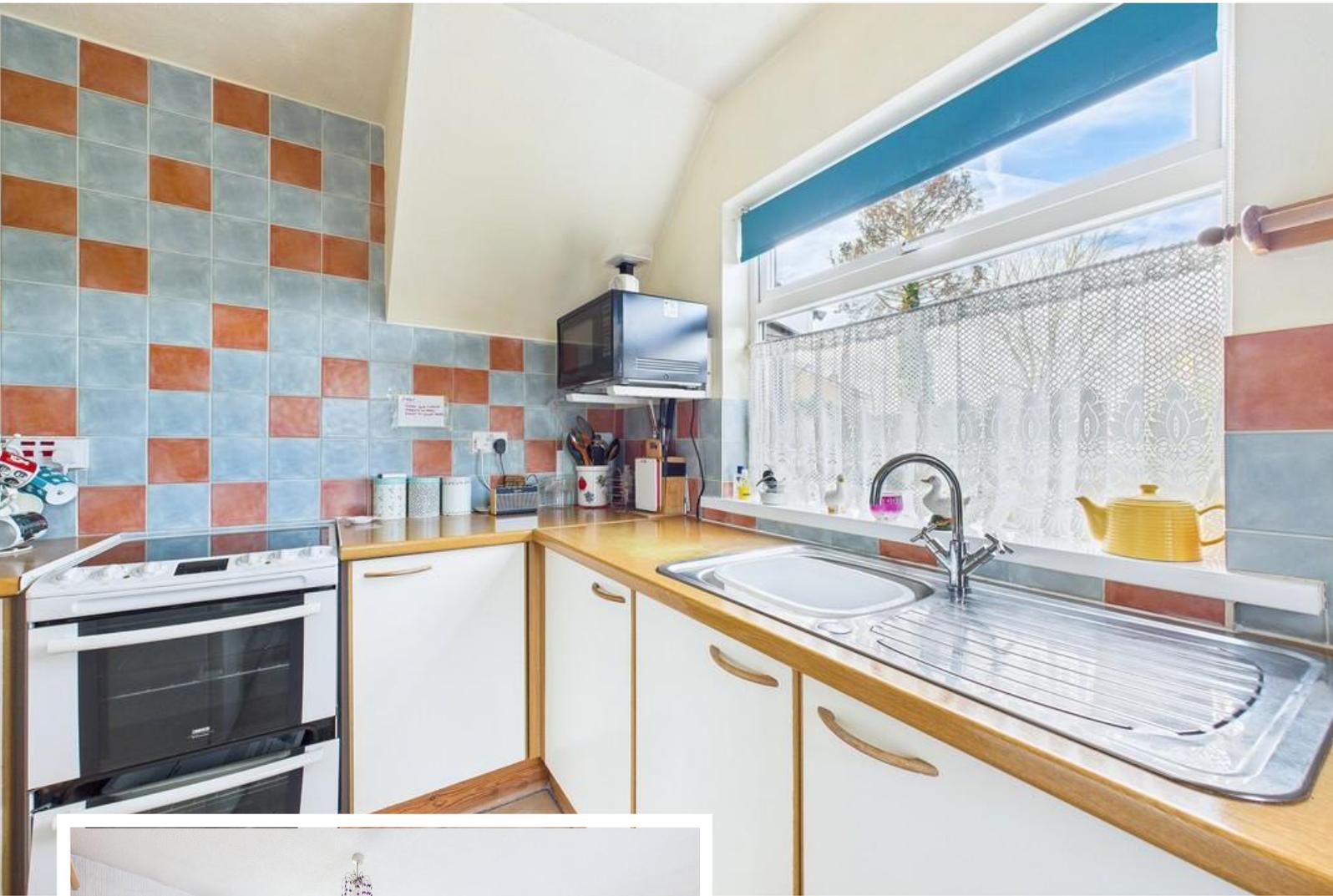


Broad Oak Lane
Penwortham

- **Cash Buyers or Specialist Mortgage Arrangements Only**
- **3 Bedroom Semi-Detached**
- **Penwortham Location**
- **2 Reception Rooms**

For Sale £180,000
EPC Rating 'TBC'





Property Description

- * Three-Bedroom Semi-Detached House
- * Specialist Mortgage or Cash Buyers Only
- * Situated in Penwortham

This three-bedroom semi-detached home offers a bright and airy interior, constructed with a durable steel frame and pre-fabricated design. It is available exclusively to cash buyers or purchasers requiring specialist mortgage arrangements.

The property has been well maintained, providing a solid and comfortable living environment, although it retains a traditional, dated interior, offering an excellent opportunity for modernisation or personalisation.

On the ground floor, the home features two spacious reception rooms. The living room, complete with a gas fire, opens seamlessly into the dining room, creating an inviting space for both relaxation and entertaining. The fitted kitchen provides ample storage and preparation areas, with space and plumbing for a





washing machine, and room for a freestanding cooker and tall fridge freezer.

Upstairs, there are three generous bedrooms, including two double rooms and a good-sized single, along with a three-piece family bathroom.

Externally, the property benefits from off-road parking for two vehicles at the front, and a fully enclosed rear garden, perfect for outdoor activities or gardening.

This home presents a fantastic opportunity for buyers seeking a well-maintained property with potential to modernise, in a convenient and accessible location.



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 5' 2" x 9' 2" (1.57m x 2.79m)

HALLWAY 6' 10" x 13' 4" (2.08m x 4.06m)

LIVING ROOM 10' 10" x 13' 2" (3.3m x 4.01m)

DINING ROOM 10' 9" x 11' 2" (3.28m x 3.4m)

KITCHEN 6' 10" x 11' 6" (2.08m x 3.51m)

FIRST FLOOR

BEDROOM ONE 10' 10" x 13' 11" (3.3m x 4.24m)

BEDROOM TWO 10' 9" x 11' 5" (3.28m x 3.48m)

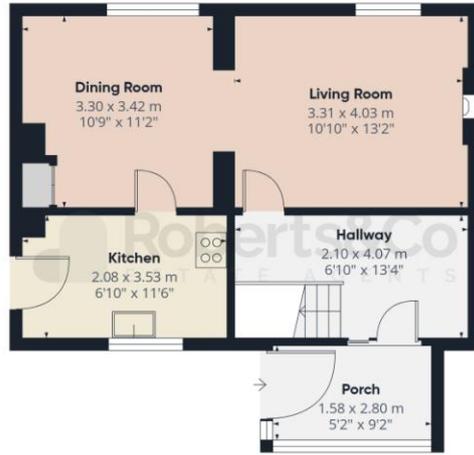
BEDROOM THREE 6' 10" x 7' 11" (2.08m x 2.41m)

BATHROOM 6' 10" x 6' (2.08m x 1.83m)



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

Approximate total area^m
82.7 m²
889 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

36e Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

www.roberts-estates.co.uk
info@roberts-estates.co.uk
01772 746 100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements