



28 CROWNLEE

PENWORTHAM, PRESTON, PR1 0PA

£179,950
FREEHOLD

Set within one of Penwortham's most sought-after developments for the over-55s, Crownlee continues to grow in popularity thanks to its beautifully maintained surroundings and strong sense of community. Residents benefit from a recently refurbished community centre offering regular social gatherings, subsidised meals, and convenient laundry facilities, creating a welcoming and supportive environment. This attractive bungalow offers well-proportioned accommodation, comprising two bedrooms, a modern shower room, a fitted kitchen, and a generously sized lounge that provides a comfortable space to relax and entertain. Externally, the property features a paved rear patio—ideal for potted plants and outdoor seating—along with ample driveway parking to the front. Ideally positioned, the bungalow is within easy walking distance of Sainsbury's Local and enjoys close access to Liverpool Road and nearby bus routes, making day-to-day amenities and transport links readily accessible. Offered with no chain delay, early viewing is highly recommended to fully appreciate the size, setting, and overall appeal of this delightful home.

MARIE HOLMES

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28 CROWNLEE

- Semi Detached True Bungalow • Set in Over 55's Select Development • Two Bedrooms • Spacious Lounge • Fitted Kitchen • Shower Room • Gas Central Heating • UPVC Double Glazing • Community Facilities, Subsidised Meal Offering & Laundry Area • Offered with No Onward Chain – Viewing Essential



Entrance Hall

With uPVC double glazed door to front, radiator, ceiling light, storage cupboard and laminate flooring.

Lounge

14'6" x 15'6" (4.42 x 4.72)

With room for dining, electric fire, uPVC double glazed patio door and picture window to rear, ceiling light, radiator and door to Inner Hall.

Inner Hall

With laminate flooring, loft access, ceiling light and doors off

Bedroom One

9'11" x 14'9" into wardrobes (3.02 x 4.50 into wardrobes (3.03 x 4.49))

With uPVC double glazed window to the front, fitted wardrobes with central vanity area, ceiling light and radiator.

Bedroom Two

7'9" x 9'11" (2.36 x 3.02 (2.37 x 3.01))

With uPVC double glazed window to the front, laminate flooring, ceiling light and radiator.

Kitchen

8'3" x 7'9" (2.51 x 2.36 (2.52 x 2.37))

With a range of wall, drawer and base units with contrasting working surfaces, gas hob with extractor hood above, electric oven, plumbed for washer and dishwasher, sink unit and drainer, space for fridge freezer, store cupboard housing the

central heating boiler and uPVC double glazed window to the rear.

Shower Room

With a modern three piece suite comprising step in shower with glazed screening and electric shower, low suite W.C. wash hand basin on vanity unit, heated towel rail, fully tiled and opaque uPVC double glazed window to the side.

Outside

There is plenty of driveway parking

Rear Garden

To the rear is a patio area and communal gardens beyond.

Additional Information

Please note: Crownlee is managed by Fairhaven Housing Association and provides secure accommodation exclusively for residents aged 55 and over. Properties within the development benefit from a Red Chord intercom system, access to a communal centre, and the option of hot and cold meals (available for a modest charge). External maintenance of the grounds is also included, subject to a monthly service fee.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

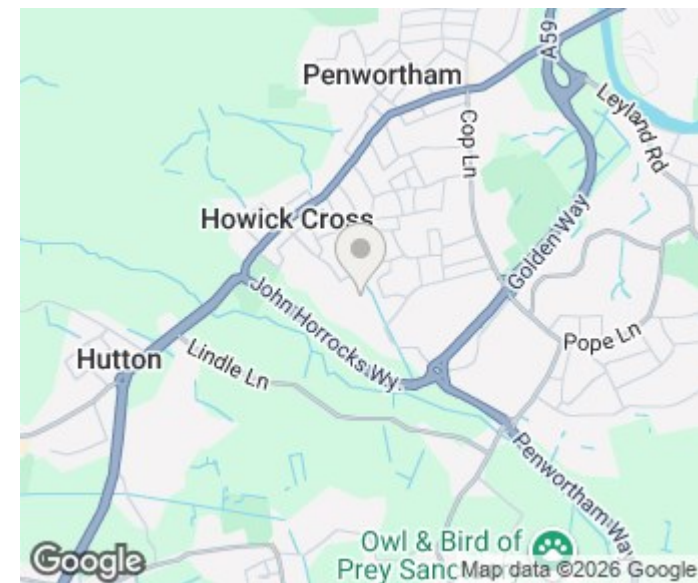
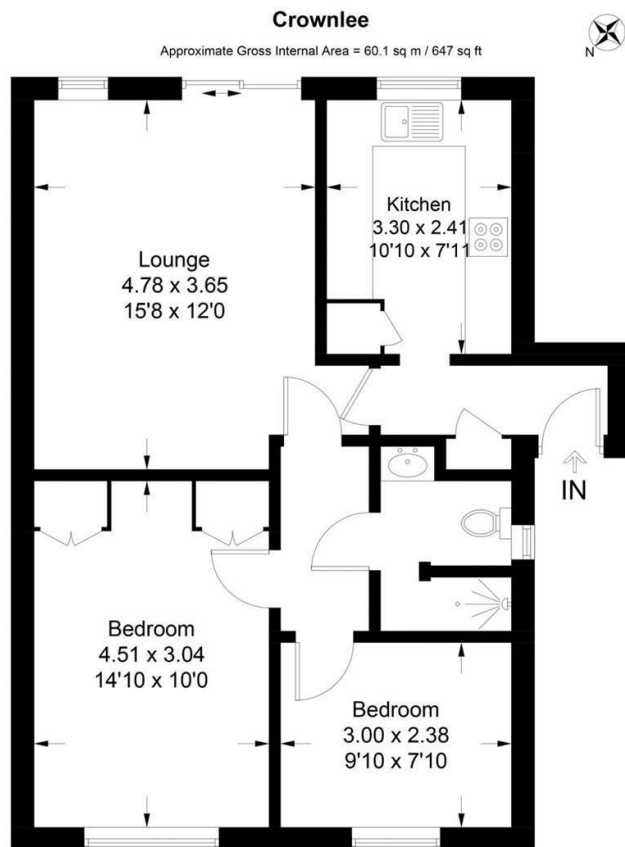
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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