



redrose

161 Liverpool Road

Penwortham, Preston, PR1 0QD

A detached four-bedroom home ideal for family living

Offers Over £375,000

Situated on Liverpool Road in the sought-after village of Penwortham, this attractive property is ready for a new family to make it their own. Offering two reception rooms, four bedrooms, and three bathrooms, the home provides generous and versatile living space throughout.

EPC Rating 'TBC'

Set on a detached plot, the property boasts excellent kerb appeal and stands out within the neighbourhood. There is ample off-road parking for more than three vehicles, ensuring convenience for both residents and visitors.





Property Description

ENTRANCE HALL

UPVC double glazed entrance door, wood-effect flooring, and access to the shower room and first reception room.

SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.70m) UPVC double glazed frosted window, central heating radiator, electric feed shower unit, low-level WC, partially tiled walls, 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, staircase to the first floor, and access to the kitchen and office.

KITCHEN

12' 0" x 11' 3" (3.66m x 3.43m) UPVC double glazed window, a range of wall and base units with granite-effect work surfaces and tiled splashbacks, ceramic sink with drainer and mixer tap, four-ring electric hob with extractor



hood, oven in a high-level unit, plumbing for a washing machine, space for a fridge freezer and dryer, tiled flooring, open plan to the dining room, and UPVC double glazed door leading 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 access to the office.

OFFICE

11' 6" x 7' 6" (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

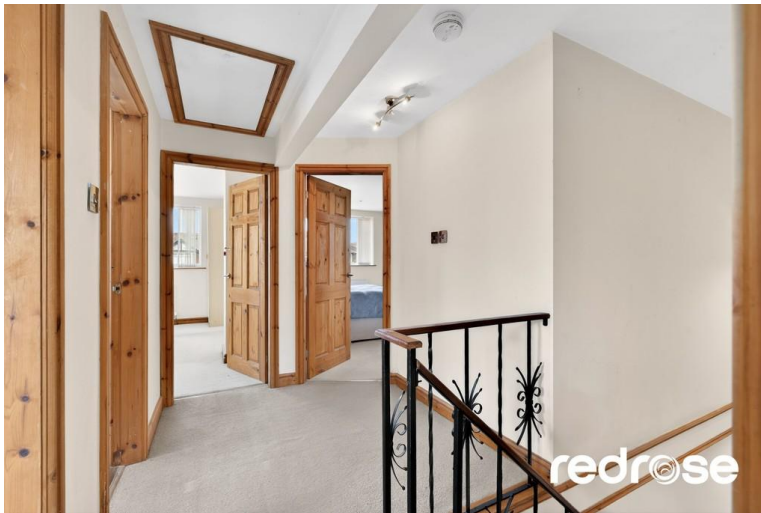
Smoke alarm, loft access, and doors to four bedrooms and the family bathroom.

BEDROOM ONE

14' 6" x 11' 8" (4.42m x 3.56m) UPVC double glazed window, central heating radiator, and access to the en suite.

ENSUITE

7' 10" x 5' 1" (2.39m x 1.56m) UPVC double glazed window, vanity-top wash basin, corner direct-feed shower unit, central heating radiator, tiled walls, 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 walls, and tiled flooring.

SECOND FLOOR

ATTIC ROOM

31' 3" x 20' 2" (9.55m x 6.17m) Spacious attic room with Velux window.



EXTERNAL

FRONT

Planted beds and a driveway providing off-road parking for multiple vehicles.

REAR

Enclosed garden with paved patio, lawn area, planted beds, and access to the garage.

GARAGE

21' 5" x 10' 9" (6.55m x 3.30m) Up-and-over garage door, UPVC double glazed window, and UPVC double glazed access door. Could be converted into home office gym subject to planning permission.

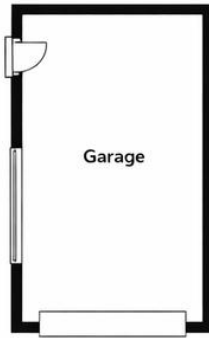




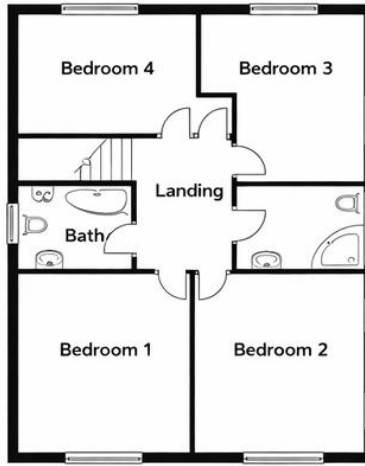
Ground Floor
Approx. 99.5 sq. mtres (1071.0. feet)



Ground Floor
Approx. 99.5 sq. mtres (1,071.0 sq. feet)

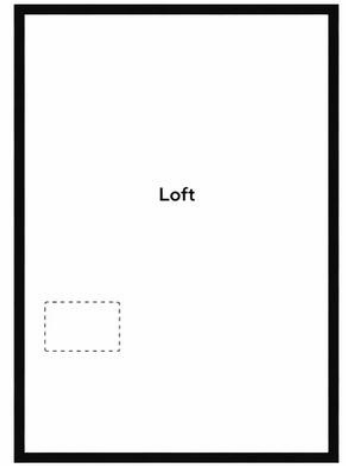


First Floor
Approx. 67.3 sq. mtres (746.g. feet)



First Floor
Approx. 67.3 sq. mtres (724.6 g. feet)

Second Floor
Approx. 48.4 sq. mtres (52.1.g. feet)



Second Floor
Approx. 48.4 sq. mtres (521.6 g. feet)

Total area: approx. 215.2 sq. mtres (2316.6 s. feet)

All floorplans are for guidance only, may not be to scale, and may contain minor inaccuracies. Plan produced using PlanUp.

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