

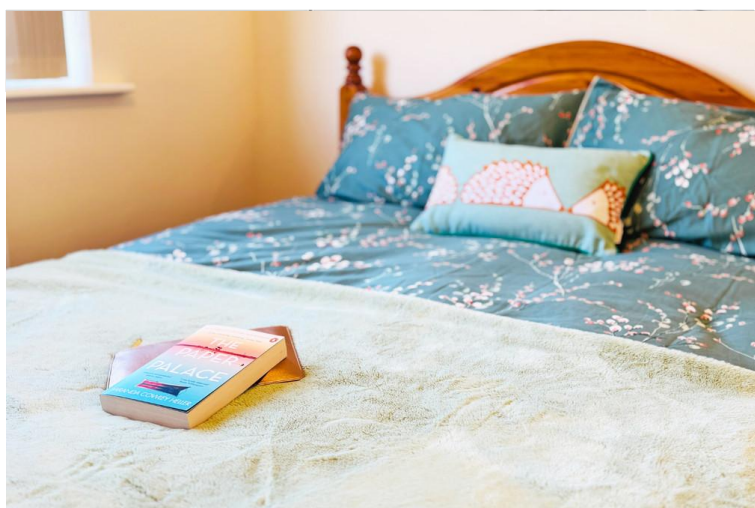


Cop Lane  
Penwortham

- Recently Renovated Ground Floor Studio Flat
- Higher Penwortham
- Offered With No Chain
- Perfectly Positioned for Easy Access to Amenities, Shops and Bus Routes

**For Sale £105,000**  
EPC Rating 'C'





## Property Description

- \* Recently Renovated Ground Floor Studio Flat
- \* Higher Penwortham
- \* No Chain

A spacious and beautifully updated ground floor studio flat, ideally located in the heart of Higher Penwortham. Perfectly positioned for easy access to local amenities, shops, and excellent bus routes, this property is offered with no onward chain, making it an ideal first-time buy, downsize, or investment opportunity.

The studio has been thoughtfully laid out, with a generous open-plan living area. One end of the space is fitted with a modern kitchen featuring integrated appliances and a breakfast bar, while the opposite end provides space for a comfortable sleeping area—although the layout is flexible to suit your needs. There's also a well-fitted three-piece bathroom with a shower over the bath.

Key Features & Renovation Highlights:

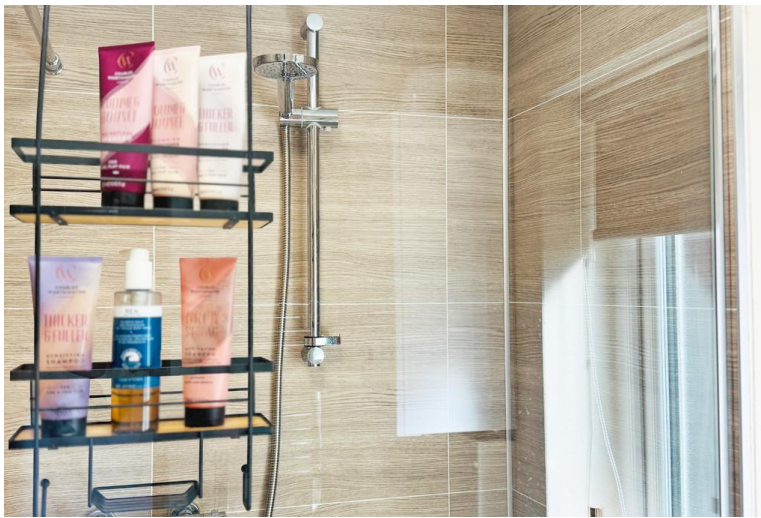


Fully renovated throughout  
Ceilings re-plastered  
Brand new boiler and radiators  
New PVC double-glazed windows  
Contemporary kitchen with appliances  
Modern bathroom with double shower and bath  
Upgraded electrics and gas piping  
New internal doors  
New carpets, flooring, and fitted blinds throughout  
Private parking and a garage included

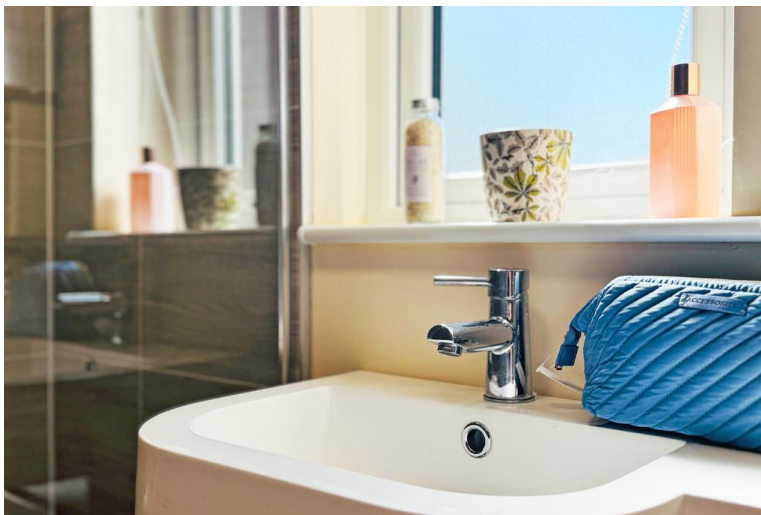
#### Maintenance & Shared Costs:

There is an annual maintenance plan shared between the four property owners, covering external upkeep, currently £60 per year (or £5 per month). This has been paid in advance until July 2026.

Buildings insurance is also shared, with the most recent contribution being £175.36, paid through to November 2025.



**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.



#### ENTRY

LIVING SPACE 31' 3" x 11' 11" (9.53m x 3.63m)

BATHROOM 6' 11" x 5' (2.11m x 1.52m)

#### OUTSIDE

GARAGE 16' 11" x 8' 9" (5.16m x 2.67m)

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.



Approximate total area<sup>(1)</sup>  
45.7 m<sup>2</sup>  
491 ft<sup>2</sup>



(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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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