



Leyland Road
Penwortham

- **2 Bed Semi-Detached Bungalow**
- **Offered With No Chain and Ready To Move Into**
- **Freshly Painted and New Flooring to Key Rooms**
- **Block-Paved Driveway with Parking for 2-3 Cars**

Asking Price £220,000
EPC Rating 'C'





Property Description

- * 2-Bedroom Semi-Detached Bungalow | No Chain
- * Move-In Ready | Freshly Decorated
- * Driveway Parking | Detached Garage

Offered for sale with no onward chain, this well-presented two-bedroom semi-detached bungalow is ready for its new owner to move straight into.

Having been freshly painted and benefiting from new flooring to both bedrooms and the kitchen, the property provides a bright and welcoming home with well-proportioned accommodation throughout, making it an ideal choice for those looking for convenient single-storey living in a popular and well-connected location.

To the front, a block-paved driveway provides off-road parking for two to three vehicles, offering excellent practicality for residents and visitors alike.



The property is entered via a useful porch, leading into the welcoming hallway, which provides access to the principal rooms.

The front-facing living room is a comfortable and inviting space, featuring a lovely wood-burning stove which creates an attractive focal point and adds warmth and character to the room.

There are two good-sized double bedrooms, providing plenty of flexibility for couples, downsizers, guests or those requiring a home office. The accommodation is completed by a shower room, providing a practical and convenient space for everyday living.



To the rear is the well-appointed kitchen, fitted with attractive grey gloss cabinets complemented by contrasting worktops. There is space and plumbing for both a washing machine, tumble dryer and fridge freezer, together with a brand new integrated electric oven and hob.

Externally, the property benefits from a manageable rear garden, mainly laid to lawn with a small patio area, providing a pleasant space to sit outside and enjoy the warmer months.

A further benefit is the detached garage, providing useful secure storage and additional versatility.



The location is another real highlight, with Middleforth Green Park close by and excellent transport links providing easy access to surrounding areas. The property is also only a few minutes' drive from the beautiful Riverside walks and Avenham and Miller Parks, making it ideal for those who enjoy getting outdoors.



PORCH

HALLWAY

LIVING ROOM 16' 1" x 12' (4.9m x 3.66m)

KITCHEN 10' 9" x 9' 7" (3.28m x 2.92m)

BEDROOM ONE 11' 10" x 12' 1" (3.61m x 3.68m)

BEDROOM TWO 10' 8" x 9' 8" (3.25m x 2.95m)

SHOWER ROOM 6' 10" x 5' 3" (2.08m x 1.6m)

GARAGE 15' 10" x 9' 8" (4.83m x 2.95m)

Penwortham is a popular town in South Ribble, Lancashire, situated on the south bank of the River Ribble and just one mile from Preston city centre. The area offers a fantastic range of shops, cafés, restaurants, eateries and wine bars, alongside everyday amenities including Tesco, Booths and Sainsbury's Local.

The area is well suited to families, being close to a number of primary and secondary schools, including St Mary Magdalen's Catholic Primary School, Middleforth C of E Primary School, Kingsfold Primary School and Penwortham Broad Oak Primary School.

There are excellent opportunities for walking, cycling and outdoor recreation, with Avenham and Miller Parks, the River Ribble and local green spaces all easily accessible.

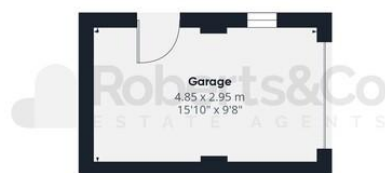
Penwortham also benefits from excellent transport links, with easy access to Preston and the M6, M61 and M65 motorway networks. Manchester, Liverpool and the Lake District can all be reached in around an hour by car, making Penwortham an attractive location for families and commuters.

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 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

76.4 m²

822 ft²

(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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		