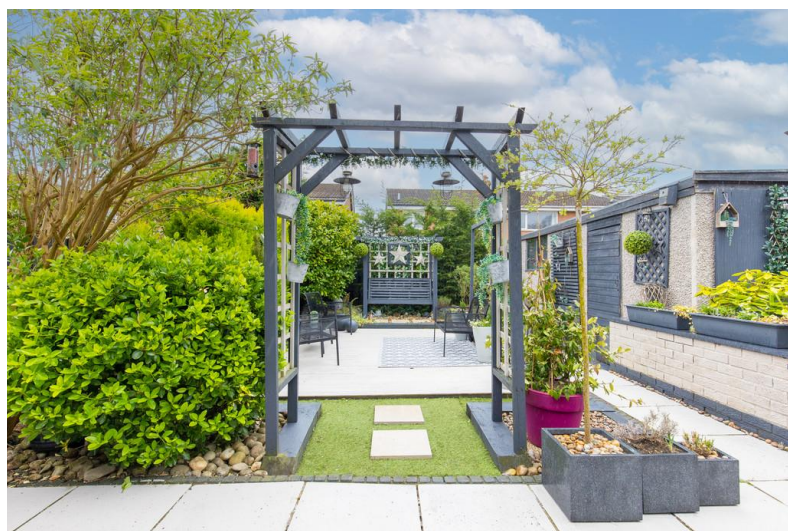




Greaves Meadow
Penwortham

- **4 Bedroom Family Home**
- **Situated in a Quiet Cul De Sac in Penwortham**
- **Finished to a High Standard Throughout**
- **Spacious Flexible Living Accommodation**

For Sale £250,000
EPC Rating 'C'





Property Description

- * 4 Bedroom Family Home in Penwortham
- * Finished to a High Standard Throughout

This beautifully presented semi-detached home has been finished to a high standard throughout, offering contemporary living in a quiet position towards the end of a cul-de-sac.

Upon entering, you are welcomed by a bright entrance hall leading into a stylish and comfortable living room. The heart of the home is the stunning breakfast kitchen, fitted with modern light grey gloss cabinetry and complementary worktops. It is well-equipped with integrated appliances including a fridge freezer, dishwasher, double electric ovens, and hob, along with space and plumbing for a washing machine. A central island adds both practicality and a sociable focal point.

The ground floor offers two generously sized double bedrooms, with the fourth bedroom providing excellent flexibility and the option to be used as an



additional reception room, home office, or playroom if desired. Upstairs, there are a further two double bedrooms, along with a bathroom and separate WC. The landing also provides access to excellent eaves storage, enhancing the home's practicality.

Externally, the property benefits from a driveway to the front, offering convenient off-road parking. To the rear is a truly outstanding enclosed garden, thoughtfully landscaped to create a range of individual seating areas. Designed in a contemporary style, it features multiple pergolas and a charming summer house, making it an ideal space for entertaining or relaxing during the warmer months.



ENTRANCE HALL

LIVING ROOM 10' 4" x 15' 10" (3.15m x 4.83m)

KITCHEN 10' 5" x 15' 5" (3.18m x 4.7m)

BEDROOM THREE 9' 4" x 12' 6" (2.84m x 3.81m)

BEDROOM FOUR/ RECEPTION 9' 4" x 8' 4" (2.84m x 2.54m)

FIRST FLOOR

BEDROOM ONE 10' 5" x 12' (3.18m x 3.66m)

BEDROOM TWO 10' 4" x 12' 1" (3.15m x 3.68m)

BATHROOM 6' 5" x 8' 7" (1.96m x 2.62m)

WC 6' 5" x 2' 11" (1.96m x 0.89m)

GARAGE 10' x 20' 1" (3.05m x 6.12m)

SUMMER HOUSE 6' 6" x 6' 6" (1.98m x 1.98m)



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.



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.

