



Alderfield  
Penwortham

- **4 Bedroom Mid Terrace**
- **Gardens Front and Rear**
- **Potential to be Sold with Tenant in Situ**
- **Spacious Accommodation**

**£150,000**

EPC Rating 'TBC'





## Property Description

- \* Spacious Four-Bedroom Home
- \* No Chain Delay
- \* Generous Size Garden

This well-presented and spacious four-bedroom property offers a fantastic opportunity for both homeowners and investors alike. One of the key highlights of this home is its well-proportioned rear garden, providing ample outdoor space ideal for families, entertaining, or relaxing in privacy.

The property is offered with no onward chain, ensuring a smooth and efficient purchasing process. There is also the potential for the property to be sold with a tenant in situ, making it an attractive investment opportunity for buy-to-let landlords seeking immediate rental income.

Located in a sought-after and family-friendly area, this home benefits from excellent road links for easy commuting, as well as close proximity to highly regarded local schools, making it perfect for families





with children. There are also plenty of green open spaces nearby, offering great options for outdoor activities and leisurely walks.

Internally, the accommodation comprises a bright and welcoming living room, a spacious dining kitchen perfect for modern family life, and a separate utility room, adding valuable practicality to the home.

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.



HALLWAY

LIVING/DINING ROOM 10' 2" x 18' 9" (3.1m x 5.72m)

KITCHEN 10' 4" x 8' 5" (3.15m x 2.57m)

UTILITY ROOM 6' 0" x 6' 9" (1.83m x 2.06m)

WC

FIRST FLOOR

BEDROOM ONE 11' 0" x 10' 10" (3.35m x 3.3m)

BEDROOM TWO 13' 10" x 7' 10" (4.22m x 2.39m)

BEDROOM THREE 10' 8" x 6' 6" (3.25m x 1.98m)

BEDROOM FOUR 10' 7" x 6' 8" (3.23m x 2.03m)

BATHROOM 7' 8" x 5' 2" (2.34m x 1.57m)



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



Floor 1

**Approximate total area<sup>(1)</sup>**

93.4 m<sup>2</sup>  
1007 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
— Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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