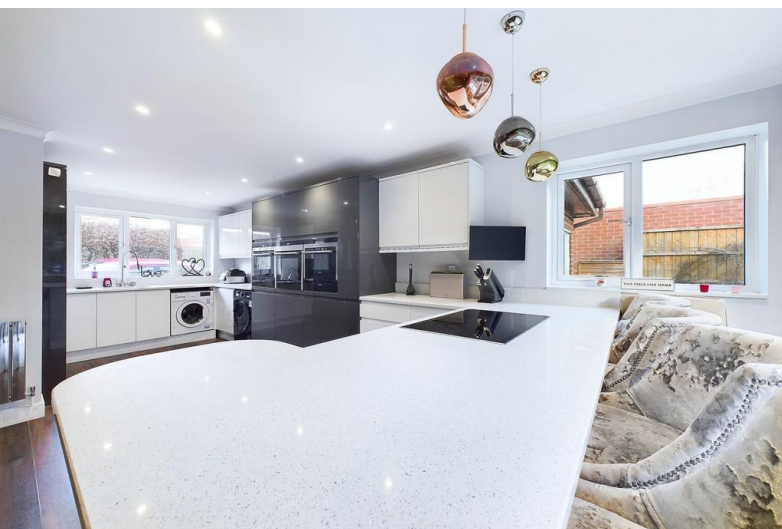




Alcester Avenue
Penwortham

- **Ideal Location in Penwortham**
- **4 Bed Detached Home**
- **Recently Upgraded Throughout**
- **Beautiful Dining Kitchen**

For Sale OIRO £425,000
EPC Rating 'TBC'





Property Description

4 Bedroom Detached Family Home in Penwortham

Recently Upgraded Throughout | Ideal Location

Ground Floor: This home has been recently upgraded to an exceptional standard, featuring a beautiful dining kitchen with high-quality integrated appliances - perfect for family meals and entertaining. The open-plan living/dining room provides a spacious and bright area for relaxation and gatherings. A downstairs WC adds convenience and practicality for guests.

First Floor: Upstairs, you'll find four well-proportioned bedrooms, including a master bedroom with an en-suite, offering a private retreat. The family bathroom has been thoughtfully designed with a stunning, high-spec finish, adding a touch of luxury.

Exterior: The property boasts a driveway with ample space for parking and an attached garage for extra storage. To the rear, an enclosed garden provides a private outdoor space for family enjoyment.



What We Love About This Property: "The attention to detail in the upgrades is incredible, from the stunning Venetian plaster walls to the spacious, modern kitchen and bathrooms. The layout is perfect for family living, and the location is ideal for everything you need."

Tenure: Freehold

Council Tax Band: E

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.



ENTRANCE HALL

DINING ROOM

10' 6" x 13' 7" (3.2m x 4.14m)

LIVING ROOM

16' 4" x 9' 8" (4.98m x 2.95m)

BREAKFAST KITCHEN

13' 9" x 23' 3" (4.19m x 7.09m)

WC

LANDING

BEDROOM ONE

10' 5" x 12' 3" (3.18m x 3.73m)

ENSUITE

8' 9" x 6' 2" (2.67m x 1.88m)

BEDROOM TWO

8' x 14' 9" (2.44m x 4.5m)

BEDROOM THREE

7' 6" x 10' 8" (2.29m x 3.25m)

BEDROOM FOUR

8' 5" x 7' 9" (2.57m x 2.36m)

BATHROOM

9' 6" x 7' 8" (2.9m x 2.34m)

OUTSIDE

GARAGE

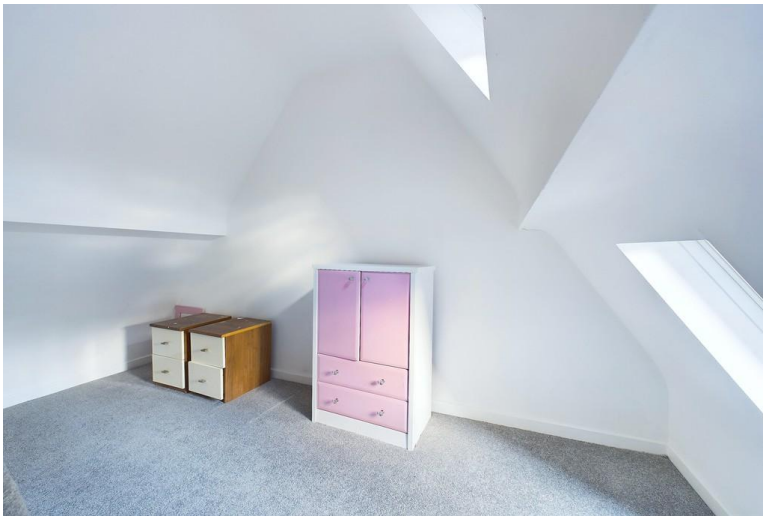
9' 2" x 17' 6" (2.79m x 5.33m)

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⁽¹⁾

142.61 m²
1535.05 ft²

Reduced headroom

7.15 m²
76.93 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.