



Corncroft
PR1 9YP

- **Detached Bungalow on a Generous Plot**
- **Highly Sought-After Penwortham Cul-de-Sac**
- **Offering Fantastic Scope to Extend (subject to planning)**

Offers Over £235,000
EPC Rating 'D'





Property Description

Detached Bungalow on a Generous Plot in Highly Sought-After Penwortham Cul-de-Sac

Set on an impressive, well-established plot in a quiet cul-de-sac location, this charming detached bungalow offers both privacy and potential in one of Penwortham's most desirable areas. With a newly replaced garage roof, a spacious layout, and a beautifully maintained garden, this home presents an ideal opportunity for downsizers, small families, or anyone seeking peaceful single-storey living.

Originally a 3-bedroom home, the property has been thoughtfully reconfigured to provide a spacious primary bedroom, which offers an excellent amount of room for relaxation and storage. Should you prefer, it could easily be converted back into a 3-bedroom layout, offering flexibility to suit your needs.

A long driveway leads to a detached garage, providing ample off-road parking. The front garden adds curb appeal and a welcoming feel as you





approach.

Step inside into a bright entrance hall that provides access to all rooms. At the front of the home, the living room is warm and inviting, filled with natural light. It flows seamlessly into a separate dining room with patio doors that open out onto the rear garden-ideal for entertaining or enjoying tranquil views.

The fitted kitchen offers practical workspace and includes space and plumbing for a washing machine, with potential to update or extend, given the generous proportions of the plot.



There are two comfortable bedrooms, with the primary bedroom being particularly spacious, thanks to the original 3-bedroom layout. The bathroom includes a bath with shower over and a vanity wash hand basin, while the WC is separate for added convenience.

Outside, the property truly shines. The rear garden is private and not directly overlooked, framed by mature trees and bushes, and features a well-maintained lawn and patio area-perfect for relaxing or gardening enthusiasts.

Offering fantastic scope to personalise or extend (subject to planning), this is a rare opportunity to secure a bungalow in a great location with a generous, private plot and everything you need for comfortable living on one level. With the option to revert to a 3-bedroom layout if desired, this property offers endless possibilities for the discerning buyer.



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

LIVING ROOM 15' 7" x 10' 10" (4.75m x 3.3m)

DINING ROOM 8' 8" x 10' 4" (2.64m x 3.15m)

KITCHEN 9' 11" x 10' 4" (3.02m x 3.15m)

BEDROOM ONE 17' 6" x 12' 6" (5.33m x 3.81m)

BEDROOM TWO 11' 10" x 8' 9" (3.61m x 2.67m)



BATHROOM 6' x 8' 7" (1.83m x 2.62m)

SEPARATE WC

OUTSIDE

GARAGE 8' 3" x 17' 11" (2.51m x 5.46m)

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⁾
92.6 m²
996 ft²

(1) Excluding balconies and terraces



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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