



Margaret Road
Penwortham

- Ideal First Time Home
- Popular Residential Area
- 3 Bedrooms
- Driveway Parking and Detached Garage

For Sale £210,000
EPC Rating 'D'





Property Description

- * Ideal First-Time Buy
- * 3 Bedrooms | Driveway & Detached Garage
- * Popular Location

Situated in a popular residential location, this well-presented three-bedroom home offers spacious accommodation, a private rear garden and excellent access to local amenities, making it an ideal purchase for first-time buyers, young families or those looking to downsize.

The property enjoys a convenient position close to beautiful riverside walks, with the stunning Avenham and Miller Parks just a short distance away. Excellent transport links, local shops and highly regarded schools are all within easy reach, providing the perfect balance of convenience and outdoor lifestyle.

To the front, a driveway provides off-road parking and leads to a detached garage, offering additional storage or secure parking.



Step inside into a welcoming hall which opens into a bright and airy living room, filled with natural light from the large front-facing window, creating a warm and inviting space to relax. An inner hallway provides access to the first floor and leads through to the dining kitchen.

The kitchen is fitted with a range of timeless white shaker-style wall and base units, complemented by integrated appliances including a fridge freezer, electric oven and gas hob. There is also space and plumbing for a washing machine, along with ample room for a dining table and chairs, making it a sociable space for everyday family life and entertaining. Overlooking the rear garden, the kitchen also benefits from direct access outside.

The enclosed rear garden is mainly laid to lawn with a patio seating area, providing a private outdoor space perfect for relaxing, children to play or enjoying summer evenings.

To the first floor are three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortable single bedroom, ideal as a nursery, child's bedroom or home office. The accommodation is completed by a modern shower room.

Offering generous living space, excellent outdoor space and a fantastic location, this is a wonderful opportunity for anyone looking to take their first step onto the property ladder.

HALL

LIVING ROOM 15' 9" x 13' 4" (4.8m x 4.06m)

KITCHEN DINER 15' 7" x 9' 10" (4.75m x 3m)

FIRST FLOOR

BEDROOM ONE 15' 9" x 10' (4.8m x 3.05m)

BEDROOM TWO 9' 1" x 9' 9" (2.77m x 2.97m)

BEDROOM THREE 6' 5" x 10' 10" (1.96m x 3.3m)

SHOWER ROOM 5' 5" x 6' 7" (1.65m x 2.01m)

GARAGE 9' 4" x 16' 8" (2.84m x 5.08m)

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.

