

24 CROWNLEE

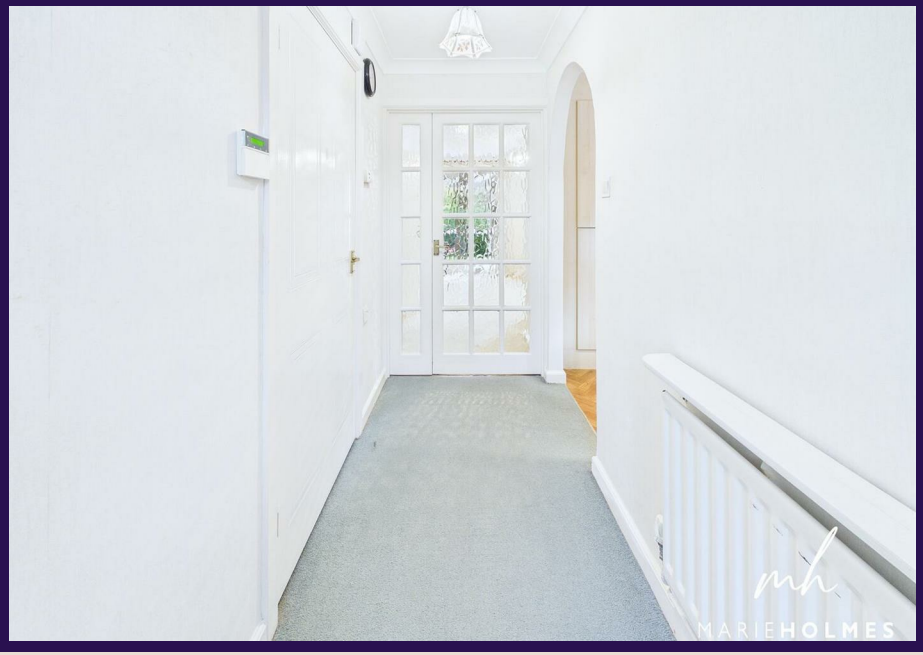
PENWORTHAM, PRESTON, PR1 0PA

£198,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Beautifully Presented Semi-Detached True Bungalow
- Exclusive Over-55s Residential Development
- Two Well-Proportioned Bedrooms
- Spacious Lounge/Diner & Conservatory
- Fitted Kitchen & Modern Shower Room
- Private Driveway Parking
- Beautifully Maintained Communal Gardens
- On-Site Community Centre & Social Activities
- Dining Facilities & Guest Accommodation
- Dedicated Scheme Manager & Support Team

Property Summary

Nestled within the peaceful and beautifully maintained surroundings of the desirable Crownlee development, this delightful two-bedroom semi-detached true bungalow presents a wonderful opportunity for those seeking comfortable, independent living within a welcoming and sociable community. Exclusively designed for the over 55s, Crownlee combines the privacy of individual homeownership with the reassurance of on-site support and an excellent range of communal facilities.

The well-appointed accommodation briefly comprises a welcoming entrance hallway, fitted kitchen, spacious lounge and dining area opening into a delightful conservatory overlooking the gardens, inner hallway, two generously proportioned bedrooms and a modern shower room.

Externally, the property benefits from private driveway parking and easy access to beautifully landscaped communal gardens, providing attractive outdoor spaces to relax and enjoy without the responsibility of their ongoing maintenance.

At the heart of Crownlee is a dedicated Community Centre, offering residents the opportunity to enjoy a vibrant social calendar, including organised activities, quizzes, gatherings and special events.

Residents can also take advantage of an on-site dining facility serving freshly prepared, home-cooked lunches Monday to Friday, while a guest suite provides convenient overnight accommodation for visiting family and friends.

A dedicated scheme manager and support team assist with the smooth running of the development, while the management of communal grounds and landscaped gardens allows residents to embrace a more relaxed, low-maintenance lifestyle.

Offering the perfect balance of independence, companionship and peace of mind, this charming bungalow represents an excellent opportunity to enjoy a fulfilling lifestyle within one of the area's most established over-55s communities. Early viewing comes highly recommended to avoid disappointment.

Entrance Hallway

9'8" x 3'11" (2.94 x 1.19)
Entrance via a modern composite front door with feature leaded glazed panel. Radiator. Carpeted. Alarm control panel. Storage cupboard. Glazed door leading through to:-

Kitchen

7'10" x 9'7" (2.38 x 2.91)
UPVC double glazed window to the front elevation. Features a range of modern eye and base level units with complementary work surfaces over. Inset single bowl stainless steel sink and drainer unit with chrome mixer tap. Tiled splashbacks. Integrated appliances include electric fan assisted oven, four ring induction hob with extractor hood over and 60/40 fridge freezer. Space and plumbed for washing machine. Cupboard housing, wall mounted combination boiler. Vinyl herringbone effect flooring. Inset spotlights to ceiling.

Lounge Diner

14'6" x 15'8" (4.41 x 4.77)
A bright and airy UPVC double glazed window and UPVC double glazed sliding patio doors to the rear elevation, leading through to the conservatory. Feature electric fire set within a modern surround. Wall lights. Radiator. Carpeted. Pendant light fitting. Decorative cove into ceiling. Space for dining table and chairs. Door leading through to the inner hallway.

Conservatory

5'9" x 10'9" (1.75 x 3.27)
UPVC double glazed conservatory with door leading out to the rear garden. Vinyl floor covering. Wall light fitting.

Inner Hallway

3'3" x 7'2" (1.00 x 2.19)
With doors leading off to both bedrooms and the shower room. Access to the loft. Pendant light fitting. Carpeted.

Bedroom One

9'11" x 14'7" (3.03 x 4.44)
UPVC double glazed window to the rear elevation. A spacious double bedroom featuring fitted robe and drawer storage with vanity mirror. Plenty of space for further freestanding bedroom furniture. Carpeted. Pendant light fitting. Radiator. Decorative coving to ceiling.

Bedroom Two

9'9" x 7'8" (2.97 x 2.34)
UPVC double glazed window to the side elevation. Space for freestanding bedroom furniture. Carpeted. Radiator. Pendant light fitting.

Shower Room

6'2" x 6'4" (1.87 x 1.92)
UPVC double glazed obscured window to the front elevation. Features a modern three-piece suite in white comprising of a low flush W.C, wash hand basin set within a vanity unit with cupboard storage and corner walk-in shower cubicle with wall-mounted electric shower and shower seat. Vinyl flooring. Wall-mounted towel ladder radiator. Wall-mounted vanity mirror and bathroom cabinet. Ceiling light fitting. Extractor fan. Part tiled elevations.

Exterior

The front of the property benefits from shared driveway parking with paved pathway and access ramp leading to the front door. Positioned on a secluded corner plot, the property benefits from wraparound gardens for communal enjoyment with laid to lawn areas and mature plants, shrubs, trees and bushes.

Service Charge

The monthly 2025/2026 service charge for the property is £364.83.
The service charge covers the following:
- Grounds maintenance and landscaping.
- Buildings maintenance and responsive repairs.













- Crownlee staff wages (full time scheme manager and chef).
- The upkeep and running costs of the community centre.
- Buildings insurance.
- The maintenance and servicing of the lifeline system.
- 24 Hour monitoring of the lifeline alarm system.
- The dedicated first responder service.
- Window cleaning.
- Management fee - Fairhaven's administration and staff costs

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.




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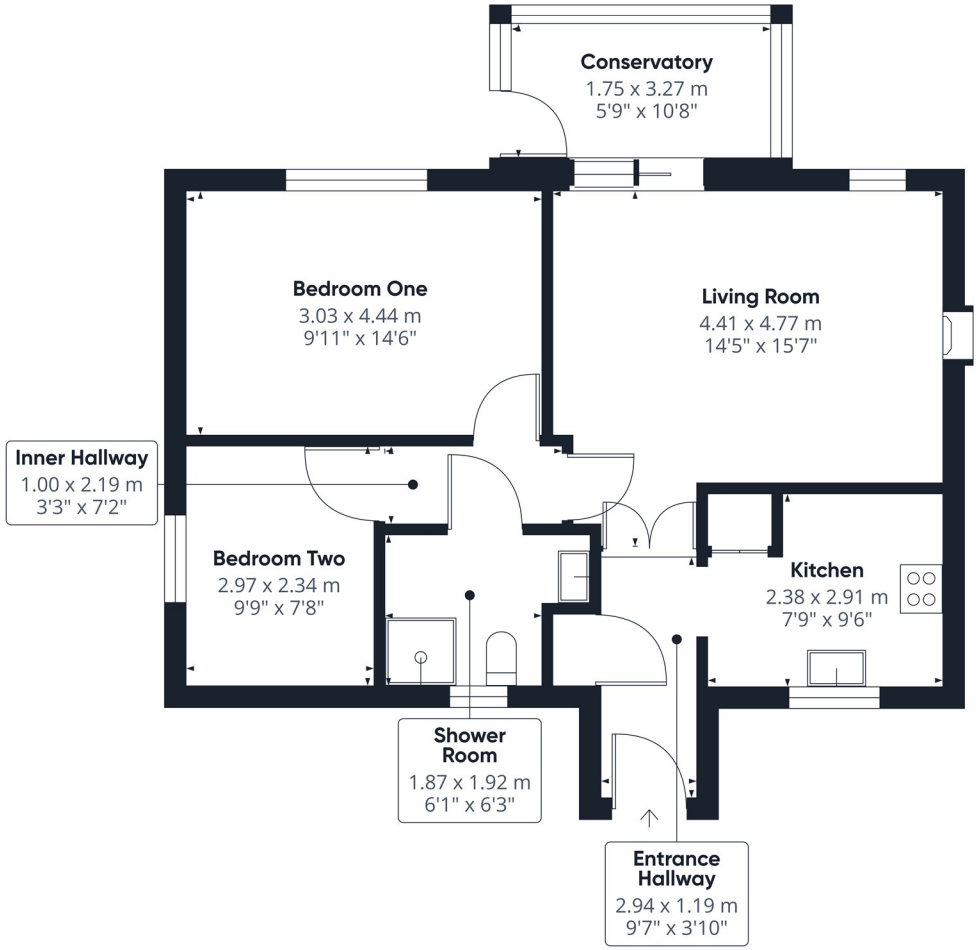
Additional Information

Local Authority – South Ribble Council

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold



Approximate total area(1)

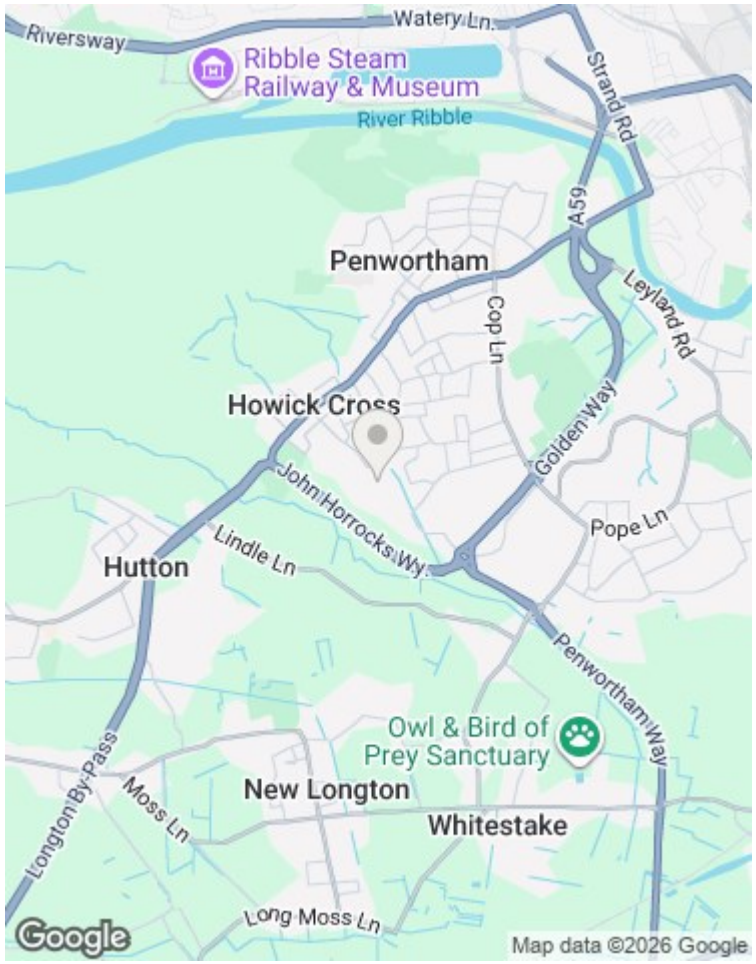
62.1 m²

668 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.

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