

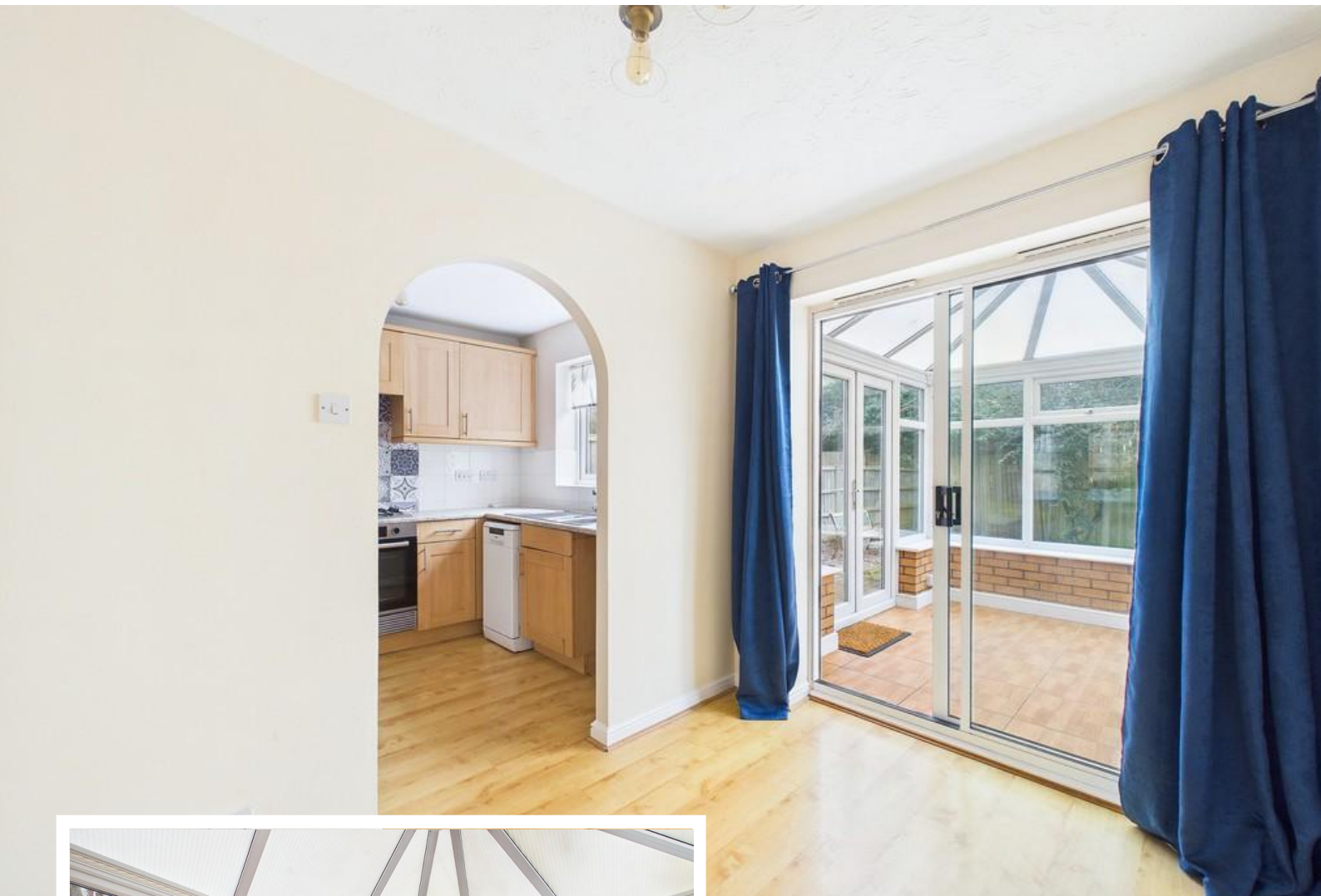


Cloughfield
Penwortham

- **3 Bedroom Semi Detached Home**
- **Offered With No Chain**
- **2 Receptions and Conservatory**
- **Ensuite to Bed One**

For Sale £185,000
EPC Rating 'D'





Property Description

- * 3-Bedroom Semi-Detached Family Home
- * Offered With No Chain
- * Cul De Sac Location

Situated in a pleasant cul-de-sac location in Penwortham, this well-presented three-bedroom semi-detached property offers an ideal opportunity for families or buyers looking for a home in a highly convenient and sought-after area. The property is offered with no onward chain, making it a great option for those wanting a smooth and straightforward move.

The location is particularly appealing, with excellent access to local amenities, reputable schools, and convenient transport links, making day-to-day living and commuting simple and practical.

The accommodation begins with a small entrance hall leading into a bright front-facing living room, creating a welcoming space to relax. From here, doors open through to a separate dining room, providing a great area for family meals or entertaining guests. The





home also features a fitted kitchen with a good range of units and workspace.

To the rear of the property is a conservatory, which enjoys pleasant views over the garden and offers an additional versatile living space that can be used as a sitting area, or playroom, while making the most of the natural light.

Upstairs, the property offers three bedrooms, comprising two good-sized double bedrooms and one single bedroom. The main bedroom benefits from fitted bedroom furniture and an en-suite shower room, adding extra convenience and storage. The remaining bedrooms are served by a modern three-piece family bathroom.



Externally, the property benefits from driveway parking for two cars to the front. There are also front and rear gardens, with the rear garden providing a pleasant outdoor space ideal for relaxing, gardening, or family use.

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 ROOM 14' x 11' 10" (4.27m x 3.61m)

DINING ROOM 8' 8" x 7' (2.64m x 2.13m)

KITCHEN 8' 8" x 7' 7" (2.64m x 2.31m)

CONSERVATORY 8' 10" x 7' 1" (2.69m x 2.16m)

FIRST FLOOR

BEDROOM ONE 11' 9" x 8' 3" (3.58m x 2.51m)

ENSUITE 2' 5" x 6' 9" (0.74m x 2.06m)

BEDROOM TWO 8' 4" x 8' 7" (2.54m x 2.62m)

BEDROOM THREE 8' 10" x 6' 5" (2.69m x 1.96m)

BATHROOM 5' 6" x 6' 2" (1.68m x 1.88m)





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

Approximate total area^m
67.9 m²
730 ft²



Floor 1

(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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		