

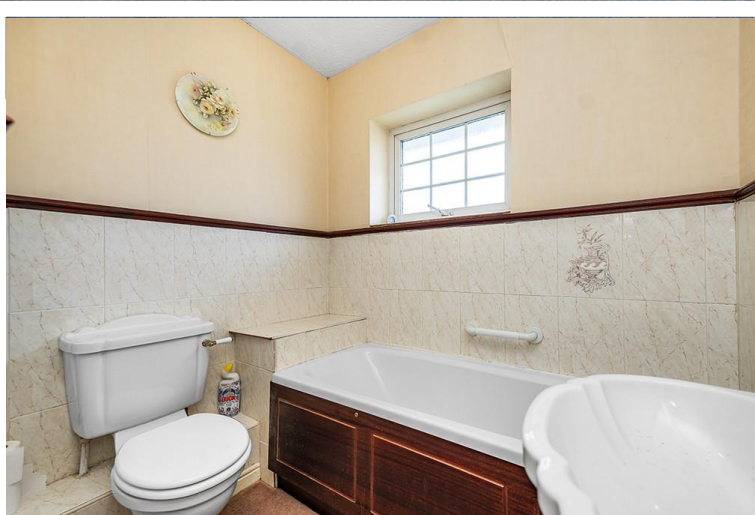


Liverpool Road
Penwortham

- Higher Penwortham Location
- No Onward Chain
- Great Potential
- Dining Kitchen

Offers Over £200,000
EPC Rating TBC





Property Description

- * Two bedroom semi-detached house
- * Higher Penwortham location
- * Driveway, garage and gardens

This 2 bedroom semi-detached house offers a huge amount of potential to create a fantastic family home in a desirable Higher Penwortham location. Set back from Liverpool Road, the property enjoys a generous plot and offers a great opportunity for personalisation.



To the ground floor is a spacious living room, with a south facing window providing plenty of natural light. To the rear is a dining kitchen, providing a lovely social space for cooking and eating and looking directly on to the garden. In addition, there is a useful ground floor WC which will be a welcome addition for many buyers.



HALLWAY

LIVING ROOM 12' 10" x 13' 9" (3.93m x 4.21m)

DINING KITCHEN 16' 2" x 9' 8" (4.95m x 2.96m)

WC

FIRST FLOOR

BEDROOM 1 13' 2" x 11' 4" (4.02m x 3.47m)

BEDROOM 2 9' 4" x 12' 4" (2.86m x 3.78m)

BATHROOM 6' 8" x 7' 8" (2.04m x 2.36m)

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.

Upstairs are 2 double bedrooms, with the principal bedroom being to the front. The bathroom has a separate shower and bath, with plenty of scope for buyers to rearrange the space to make it their own. The main bedroom also benefits from a large storage cupboard which houses the recently installed central heating boiler.

This property has a fantastic amount of outdoor space to the front, side and rear, with a huge amount of potential for extension subject to the relevant permissions. There is a generous driveway to the side and a detached garage set to the rear, with well-established gardens to both the front and rear.

A single garage sits to the side of the property, offering both front and garden access via an up-and-over door, along with driveway parking.

This property represents a wonderful opportunity to purchase a home in a prime Penwortham location - close to excellent schools, local shops, cafés, restaurants, and transport links - with the potential to modernise and make it your own.

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.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
73.9 m²
795 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

EPC Graph