



**Marshalls Brow**  
**Penwortham**

- **Detached 3 Bedroom Bungalow**
- **Offered with No Chain**
- **Potential to Put Your Own Stamp On**
- **Fitted Kitchen Diner**

**Offers Over £300,000**  
EPC Rating 'D'







## Property Description

This 3 bedroom detached bungalow is a rare find - spread over two levels and sitting proudly on a large plot with lots of potential.

Number 30 Marshalls Brow, is just waiting for someone to come along and make it their own. With Middleforth Green just a stone's throw away, ideally positioned with great access to Preston City Centre and transport links- we think this will make a great family home again.

The ground floor is divided into two bedrooms, wet room, kitchen diner and lounge.

The generous size lounge overlooks the garden at the front. The kitchen diner has enough space for the whole family to be together and there is room for the most flamboyant of home cooks. The wet room is recently fitted, and there are two good sized bedrooms.

To the first floor, a further bedroom, and a loft space. The loft space gives you the potential to create whatever you want, a further bedroom with ensuite bathroom, a playroom or even an office/ games room. The choice is yours (subject to planning)







The house is set back from the road, and there is ample off-road parking. The gardens are a gorgeous space. The fruit trees and mature borders provide a calming backdrop to life. There is also a large patio to the rear where we can see you sitting and enjoying a glass or two in the evening.

#### 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 for 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

12' 2" x 6' 5" (3.71m x 1.96m) \* Wooden side entrance door \* Double glazed window to side \* Carpet flooring \* Ceiling light \* Central heating radiator \* Stairs to first floor \*

#### LOUNGE

15' 1" x 15' 6" (4.6m x 4.72m) \* Wooden double glazed window \* Ceiling light \* Carpet flooring \* Central heating radiator \* Gas fire place with marble back and hearth \* TV point \*



#### KITCHEN DINER

12' 9" x 13' 0" (3.89m x 3.96m) \* Wooden double glazed window and door \* Ceiling light \* Vinyl flooring \* Central heating radiator \* Range of solid pine wall and base units \* Integrated gas hob \* Integrated electric oven \* Butler style sink \* Extractor fan \* Space for fridge freezer \* Boiler is housed in wall cupboard \*

#### WET ROOM

5' 4" x 9' 3" (1.63m x 2.82m) \* 2 Wooden double glazed windows \* Vinyl flooring \* Fully tiled walls \* WC \* Wash hand basin \* Wall mounted mains shower \* Heated towel radiator \*



#### BEDROOM ONE

12' 3" x 12' 3" (3.73m x 3.73m) \* Wooden double glazed window \* Ceiling light \* Carpet flooring \* Central heating radiator \* Range of fitted bedroom furniture \*

#### BEDROOM THREE

8' 10" x 9' 4" (2.69m x 2.84m) \* Wooden double glazed window \* Ceiling light \* Carpet flooring \* Central heating radiator \*





#### LANDING

\* Carpet flooring \* Ceiling light \*

#### BEDROOM TWO

12' 3" x 7' 10" (3.73m x 2.39m) \* UPVC double glazed window \* Ceiling light \* Carpet flooring \* Central heating radiator \* Built in cupboards \*

#### LOFT SPACE

14' 0" x 28' 11" (4.27m x 8.81m) \* Lots of potential \* Walk in access through a door at the top of the stairs \*

#### OUTSIDE

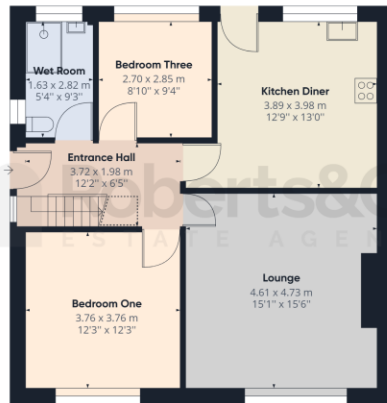
\* Driveway \* Mainly laid to lawn with established borders \* Access round the back- orchard with various fruit trees \*

We are informed this property is Council Tax Band D  
For further information please check the Government Website

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 Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

84.49 m<sup>2</sup>  
909.50 ft<sup>2</sup>

**Reduced headroom**

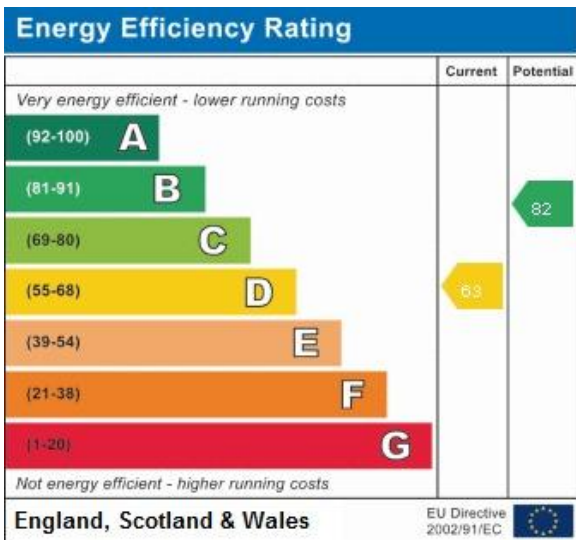
3.69 m<sup>2</sup>  
39.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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