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Pope Walk
Penwortham

- **Renovated to a High Standard Throughout**
- **4/5 Double Bedrooms**
- **2 Reception Rooms**
- **Conservatory**

For Sale £300,000
EPC Rating 'C'



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Property Description

Pope Walk is a quiet residential road in Penwortham, just off Pope Lane. Number 11 is nestled on a cul de sac enjoying much privacy, with very little passing traffic only having a handful of neighbours. A driveway offers off-road parking as you approach the front of the house. Ideally positioned with many reputable school's catchment areas and having access into Preston City Centre, Pope Walk ticks those family living boxes.

Internally, the home offers flexible living with two reception rooms, fitted kitchen, ground floor bathroom, 4 double bedrooms, shower room and conservatory. Step inside and hang your coat and bag up in the handy sized cloaks cupboard off the entrance hall. There is a spacious lounge with 2 windows flooding the room with light. There are two further reception rooms or bedrooms, it's up to you. A modern fitted kitchen diner, with plenty of space to add a table and chairs, and a conservatory, where you can sit and enjoy the views of the garden. There is also a three piece family bathroom that completes the ground floor. Upstairs there are three double bedrooms, with plenty



of eave's storage to hide those messy bits and pieces, and a shower room.

The property is not overlooked, with Woodland Grange running directly behind. We can see you sitting on the patio, enjoying entertaining with your friends with a BBQ and glass or two of wine. There is a detached garage where you can store all your garden furniture and gardening tools.

The house has been recently rewired and is well prepared for the coming winter with the walls and ceilings already retrofitted with internal insulation where possible.



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.

ENTRANCE HALL

* External door * Carpet flooring * Central heating radiator * Ceiling light * Stairs to first floor * Under stairs cloaks cupboard *



LOUNGE

15' 11" x 11' 2" (4.85m x 3.4m) * 2 UPVC double glazed leaded windows * Carpet flooring * Central heating radiator * Ceiling light * TV point * Twin ethernet network points *

SECOND RECEPTION

8' 3" x 10' 11" (2.51m x 3.33m) * UPVC double glazed window * Carpet flooring * Central heating radiator * Ceiling light * Twin ethernet network points *

RECEPTION ROOM/ BEDROOM FOUR

9' 8" x 10' 11" (2.95m x 3.33m) * UPVC double glazed leaded window * Carpet flooring * Central heating radiator * Ceiling light * Twin ethernet network points *



KITCHEN DINER

13' 2" x 11' 3" (4.01m x 3.43m) * UPVC double glazed window * Wooden door * Wooden single glazed window * Ceiling light * Wood effect laminate flooring * Central heating radiator * Range of wall and base units with solid oak worktops * Space for fridge freezer * Integrated five ring gas hob * Integrated electric oven * Extractor * Space and plumbing for a dishwasher * Space and plumbing for a washing



machine * Boiler housed in end cupboard * Twin ethernet network points * Access to conservatory *

CONSERVATORY

9' 0" x 9' 9" (2.74m x 2.97m) * UPVC double glazed windows all round and double doors out to the garden * Tiled flooring * Power point *

GROUND FLOOR BATHROOM

5' 0" x 7' 6" (1.52m x 2.29m) * UPVC double glazed window * Fully tiled walls * Laminate tiled flooring * Central heating radiator * Ceiling light * Extractor fan * WC * Original bath- mixer tap and overhead shower * Pedestal sink * Touch mirror light *



LANDING

* UPVC double glazed window * Carpet flooring * Ceiling light * Loft access *

BEDROOM ONE

12' 6" x 10' 11" (3.81m x 3.33m) * UPVC double glazed window * Range of built in fitted wardrobes * Carpet flooring * Central heating radiator * Eaves storage * Ceiling and wall lights * Twin ethernet network points *

BEDROOM TWO

11' 2" x 11' 4" (3.4m x 3.45m) * UPVC double glazed window * Carpet flooring * Central heating radiator * Wall and ceiling lights * Eaves storage * Twin ethernet network points *



BEDROOM THREE

9' 9" x 11' 4" (2.97m x 3.45m) * UPVC double glazed window * Carpet flooring * Central heating radiator * Ceiling light * Eaves storage * Twin ethernet network points *

SHOWER ROOM

* UPVC double glazed window * Fully tiled walls * Carpet flooring * Central heating radiator * Ceiling light * WC * Pedestal sink * Corner shower cubicle with electric shower *



OUTSIDE

* Garden fronted with ample off road parking * Rear garden- patio area with mainly laid to lawn * Lots of apples trees * Wooden storage shed * Outdoor water and lighting *

DETACHED GARAGE

19' 1" x 9' 4" (5.82m x 2.84m) * Up and over door * Power and lighting *

We are informed this property is Council Tax Band E
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



Ground Floor Building 2

Approximate total area⁽¹⁾

132.01 m²
1420.94 ft²

Reduced headroom

0.98 m²
10.59 ft²

(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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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