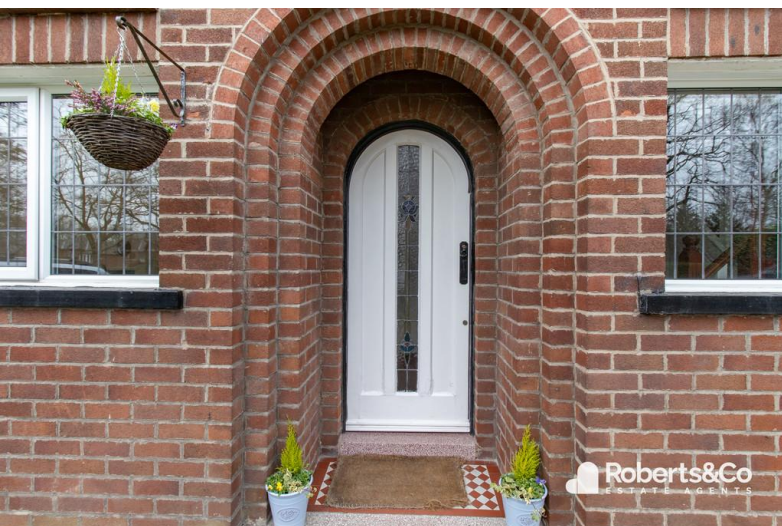


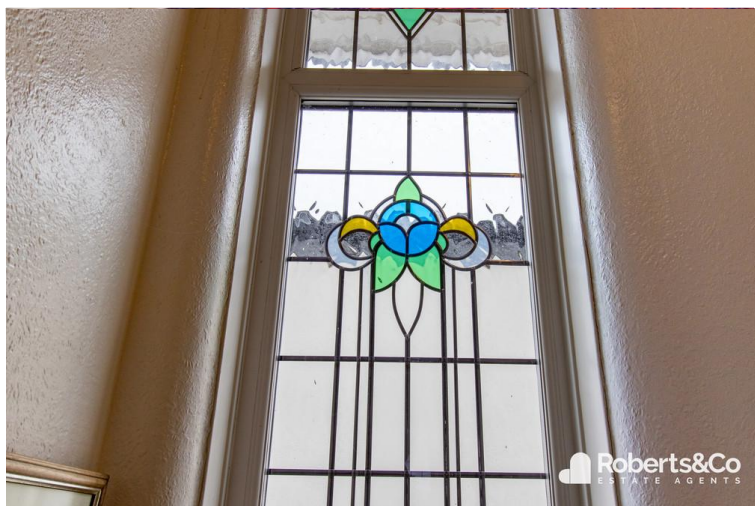


Hill Road
Penwortham

- 3 Bedroom Detached Home
- Situated on a Prestigious Road in Penwortham
- Offered With No Chain
- 2 Reception Rooms

For Sale £475,000
EPC Rating 'D'





Property Description

PROPERTY DESCRIPTION

A proud 1930s home with three bedrooms, located in a prestigious area, and peppered with original features and stylish touches throughout. It also boasts a generous sun-filled garden.

Situated on a sought-after road in Penwortham, there's ample parking for several cars on the block-paved driveway of this family home. The romantic porch is a taste of what's inside and welcomes you into the spacious hallway.

The spacious lounge diner, is wonderfully airy, with a window to the front and one at the back that enjoys views of the garden. Dual aspect brightness at its best. There's also an adjacent dining room to enjoy a light supper and catch up with all the family, it's lovely and bright.

There is a kitchen at the back that overlooks the garden, this could be opened up to the dining room to make a great sized family dining kitchen (subject to





planning).

Head upstairs, with a lovely feature stain glass window on the turn of the landing and three bedrooms. There is also a bathroom and separate WC.

Outside, the garden is well maintained and mature. There are a couple of patio areas great for outside living. Whether you love nothing more than to escape to a quiet corner with a good book, or throw the BBQ of all BBQs, it's all here for you. There is also a summer house with an attached Shed, handy for storage.

This is a beautiful home with many original features- fantastic location and ready for someone to put their stamp on.

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

- * Original front door with stained glass
- * UPVC double glazed leaded window
- * Ceiling light
- * Carpet flooring
- * Under stairs cloaks cupboard with stained glass window, built in shelving and meters *

LOUNGE

13' 9" x 13' 10" (4.19m x 4.22m) * UPVC double glazed leaded bay window * Stained glass window to side * TV point * Ceiling light * Carpet flooring * Central heating radiator * Gas fire



DINING AREA

8' 10" x 8' 10" (2.69m x 2.69m) * UPVC double glazed leaded window * Ceiling light * Carpet flooring * Central heating radiator *



KITCHEN

9' 8" x 6' 11" (2.95m x 2.11m) * UPVC double glazed leaded window * UPVC double glazed door * Ceiling light * Vinyl flooring * Range of wall and base units * Space for free standing gas cooker * Space for dryer * Space for fridge freezer * Space and plumbing for washing machine *

DINING ROOM



11' 10" x 8' 0" (3.61m x 2.44m) * UPVC double glazed leaded window * Ceiling light * Carpet flooring * Central heating radiator * Original built in cupboard *

LANDING

* UPVC double glazed Stain glass window * Ceiling light * Carpet flooring * Central heating radiator * Loft access- pull down ladder boarded *

BEDROOM ONE

11' 9" x 12' 0" (3.58m x 3.66m) * UPVC double glazed leaded window * Ceiling light * Carpet flooring * Central heating radiator *

BEDROOM TWO

11' 9" x 9' 11" (3.58m x 3.02m) * UPVC double glazed leaded window * Ceiling light * Carpet flooring * Central heating radiator * Storage cupboard *

BEDROOM THREE

8' 11" x 8' 0" (2.72m x 2.44m) * 2 UPVC double glazed leaded windows * Ceiling light * Carpet flooring * Central heating radiator *



BATHROOM

5' 9" x 5' 7" (1.75m x 1.7m) * UPVC double glazed leaded window * Ceiling light * Vinyl flooring * Central heating radiator * Partially tiled walls * Bath with shower over * Wash hand basin *



SEPARATE WC

2' 8" x 6' 7" (0.81m x 2.01m) * UPVC double glazed leaded window * Ceiling light * Vinyl flooring * WC * Storage cupboard housing boiler *

OUTSIDE

* Driveway * Rear garden- mainly lawn * Mature shrubs and stone areas * Summer house with attached shed *

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.



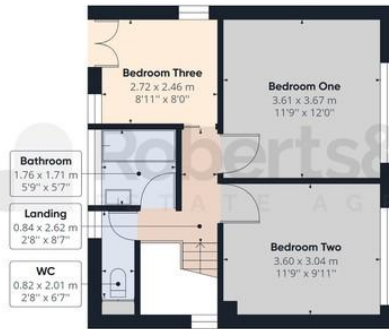


Approximate total area⁽¹⁾

89.56 m²
963.97 ft²

Reduced headroom

0.64 m²
6.92 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

rightmove 

Zoopla
zoopla.co.uk

 OnTheMarket.com

Like and recommend us on



facebook

<https://www.facebook.com/RobertsCoSalesandLettings>

36e Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

www.roberts-estates.co.uk
info@roberts-estates.co.uk
01772 746 100

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