



Crownlee
Penwortham

- Offered With No Chain
- Over 55s Development
- 2 Bedroom Bungalow
- Fabulous Retirement

For Sale £174,950
EPC Rating 'TBC'





Property Description

PROPERTY DESCRIPTION

This wonderful single level home provides spacious and smart living accommodation, communal gardens and is offered with no onward chain.

Positioned on a sought after over 55s development in Penwortham and offering a Fabulous Retirement Community. Being just a short walk to Sainsburys small supermarket and great transport links to Preston City Centre and the A59- Liverpool/ Southport, we think this is a great retirement home.

As you approach the property there is a driveway with parking for two cars.

Internally, a welcoming entrance hall with a handy cloak's cupboard. The kitchen sits at the back and overlooks the garden, with space for everything you need, integrated fridge freezer, double oven and even an integrated washing machine and tumble dryer.

The lounge is at the back of the property, it has lovely



large windows and patio doors that flood the room with natural light. Overlooking the rear communal gardens and has a private patio area, somewhere for you to sit and enjoy your morning coffee.

There are two bedrooms, one double with a range of fitted wardrobes, and one good size single and a wet room.

Externally, the communal gardens provide additional outside space for residents to enjoy. The property is located just moments away from the amenities of Penwortham town centre.

The main social hub has been refurbished and offers a great place for events as well as supplying subsidised meals, laundry areas and accommodation for visitors to stay overnight. This is all included within the service charges.

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

* UPVC double glazed window * Karndean flooring * Ceiling light * Central heating radiator * Cloaks cupboard *

KITCHEN

9' 2" x 7' 9" (2.79m x 2.36m) * UPVC double glazed window * Range of wall and base units * Integrated electric double oven * Integrated fridge and freezer * Extractor hood * Electric hob * Brand new integrated washing machine * Integrated dryer * New boiler * Wood effect laminate flooring * Ceiling lights * Tiled splash backs *

LIVING ROOM

15' 3" x 12' 1" (4.65m x 3.68m) * UPVC double glazed windows and sliding doors * Carpet flooring * Ceiling and wall lights * Central heating radiator * Electric fire and surround * Coving * 24hr lifeline emergency contact cord *

INNER HALL

* Carpet flooring * Ceiling light * Loft access *





WET ROOM

6' 3" x 6' 1" (1.91m x 1.85m) * UPVC double glazed window * Fully tiled walls * Vinyl flooring * Ceiling light * Central heating towel radiator * WC * Vanity unit wash hand basin * Walk in shower with glass screen * Extractor * 24hr lifeline emergency contact cord *

BEDROOM ONE

12' 5" x 10' 1" (3.78m x 3.07m) * UPVC double glazed leaded window * Carpet flooring * Ceiling light * Central heating radiator * Range of fitted furniture * Coving *

BEDROOM TWO

7' 8" x 9' 9" (2.34m x 2.97m) * UPVC double glazed leaded window * Carpet flooring * Ceiling light * Central heating radiator * Coving *



OUTSIDE

* Garden fronted * Path to front door * Driveway * Outdoor lighting * Communal gardens- all maintained * Large rear patio * Wooden storage shed *

We are informed this property is Council Tax Band C 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.

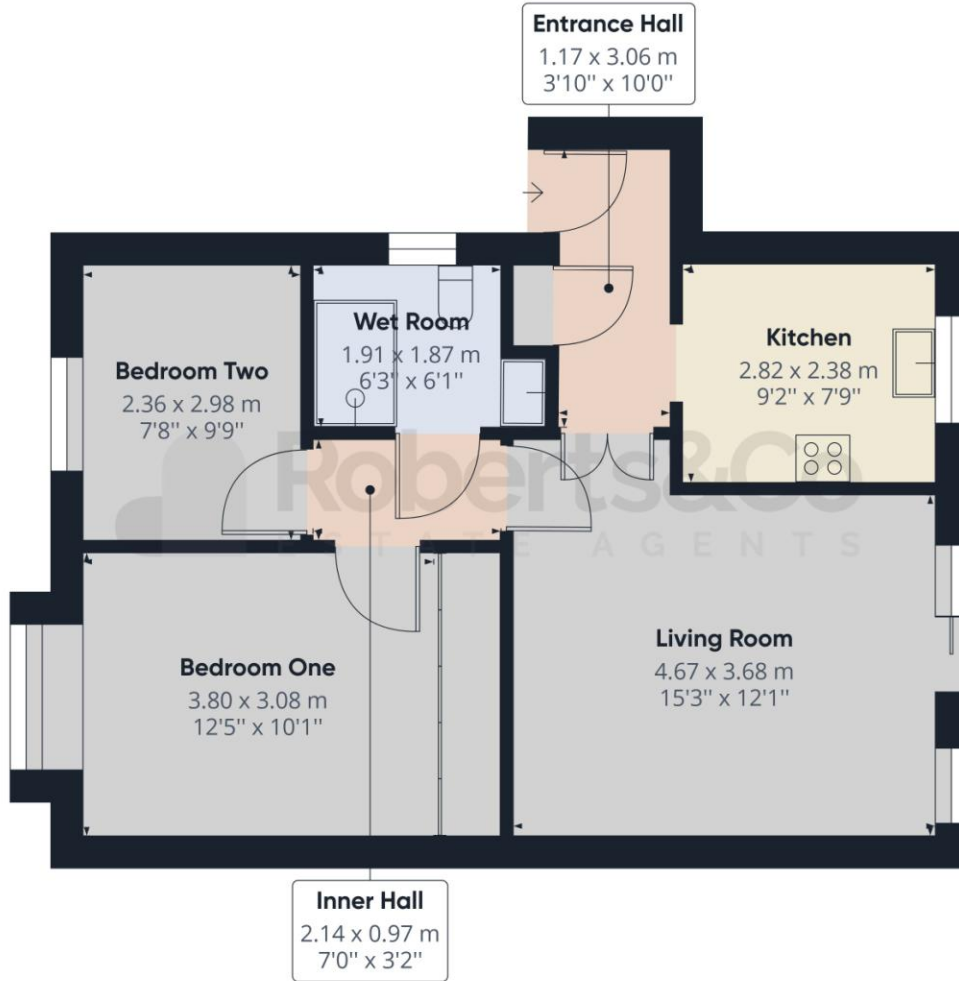
Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.

SERVICE CHARGE COSTS

The service charge covers the following:

- * Grounds maintenance and landscape
- * Buildings maintenance and responsive repairs
- * Crownlee staff wages (full time scheme manage and chef)
- * The upkeep and running costs of the community
- * Buildings insurance
- * The maintenance and servicing of the lifeline system
- * 24 Hour monitoring of the lifeline alarm system
- * The dedicated first responder service
- * Window cleaning
- * Management fee- Fairhavens administration and staff costs





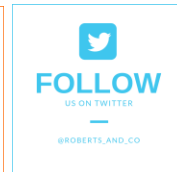
Approximate total area⁽¹⁾

58.00 m²
624.27 ft²

(1) Excluding balconies and terraces

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

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