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Leyland Road  
Penwortham

- 3 Bedroom Semi-Detached Home
- 3 Reception Rooms
- Open Plan Family Dining Kitchen
- Good Size Front and Rear Gardens

**For Sale £235,000**

EPC Rating 'D'

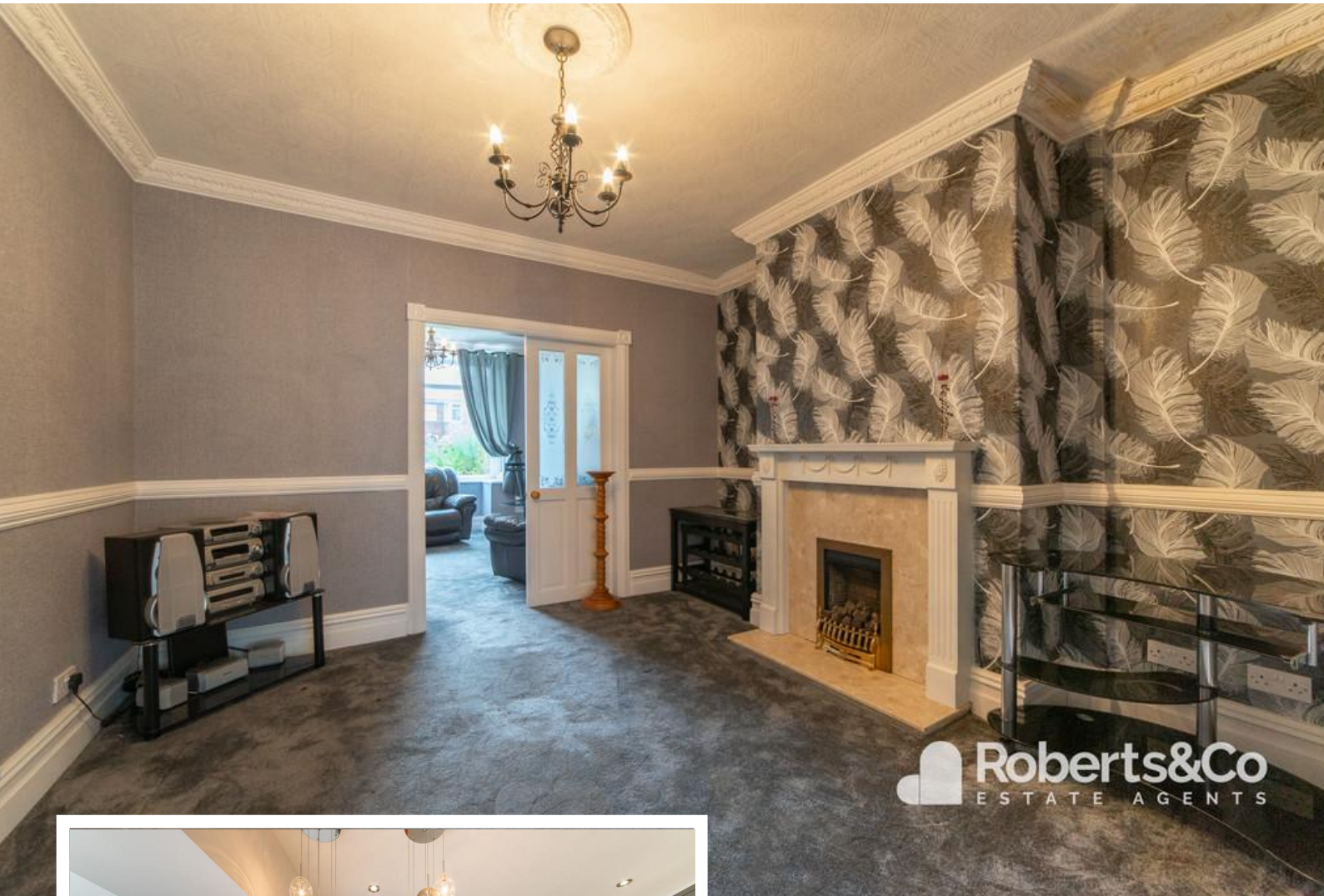


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## Property Description

### PROPERTY DESCRIPTION

Well located, generously proportioned, and with a tranquil garden and detached garage, No.366 has it all, and then some.

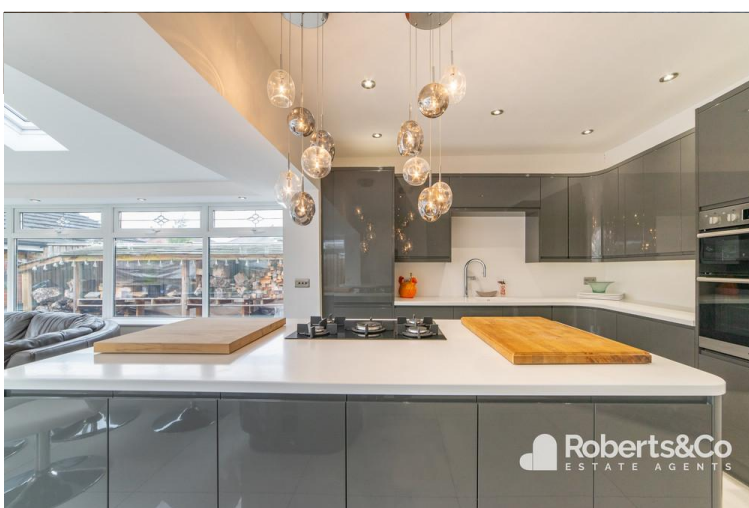
To the front, the home is set back from the road with an ample private driveway.

A welcoming entrance hall greets you and offers access to all three reception rooms. A spacious living room sits at the front and has double doors opening to a further reception room, and then opens to the open plan area at the back of the house.

The real heart of the home is the impressive open-plan kitchen and living space which lies to the back of the house. Illuminated by vaulted ceilings, large windows and patio doors, the room is a wonderful space to entertain and relax. With room for the whole family around a communal kitchen island or formal dining at the table, it has been cleverly arranged to optimise social living.

And the third reception off the hall is currently used as an office, great for those working from home.

To the first floor there are three bedrooms, two



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doubles and a generous single, and a four-piece family bathroom.

Warm summer nights can be spent on the patio cooking up a barbecue whilst the children are bouncing on the trampoline, and in the winter months...why not install a hot tub!? The garden is fully enclosed and can be accessed from the rear doors, and also through the gate leading from the front. There is also a great sized detached garage.

When you add everything together- the extended space, great location- we think this is a great family home.

#### 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

\* Composite front door \* UPVC double glazed window to front \* Carpet flooring \* Ceiling light \* Central heating radiator \* Part panelled walls \*

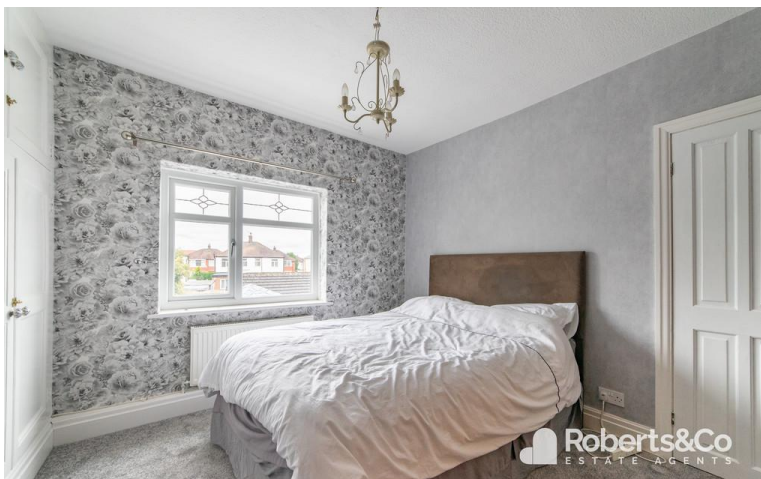


#### LIVING ROOM

13' 6" x 11' 0" (4.11m x 3.35m) \* UPVC double glazed bay window to front \* Carpet flooring \* Ceiling light \* Central heating radiator \* Ceiling rose \* Coving \* Gas fire place \* Double doors to dining room \*

#### DINING ROOM

11' 8" x 10' 5" (3.56m x 3.18m) \* UPVC double glazed window to front \* Carpet flooring \* Ceiling light \* Central heating radiator \* Gas fire \* Ceiling rose \* Coving \* TV point \* Double doors opening to family dining kitchen \*



#### OPEN PLAN FAMILY DINING KITCHEN

##### BREAKFAST KITCHEN

10' 10" x 17' 10" (3.3m x 5.44m) \* Tiled flooring \* Ceiling lights and ceiling spot lights \* High gloss wall and base units with complementary work tops \* Island with integrated 5 ring gas hob \* Fitted breakfast bar \* Integrated fridge freezer \* Integrated dishwasher \* Integrated double oven/grill combi \* Feature wood burning stove with slate tiled wall surround \* Open to family dining area \*

#### CONSERVATORY





15' 0" x 14' 1" (4.57m x 4.29m) \* Tiled flooring \* 2 Velux windows \* UPVC double glazed windows and double doors opening onto the garden \* Ceiling pendant and ceiling spot lights \*

#### STUDY

10' 9" x 6' 4" (3.28m x 1.93m) \* UPVC double glazed window \* Carpet flooring \* Ceiling light \* Central heating radiator \* Part panelled walls \*

#### LANDING

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

#### BEDROOM ONE

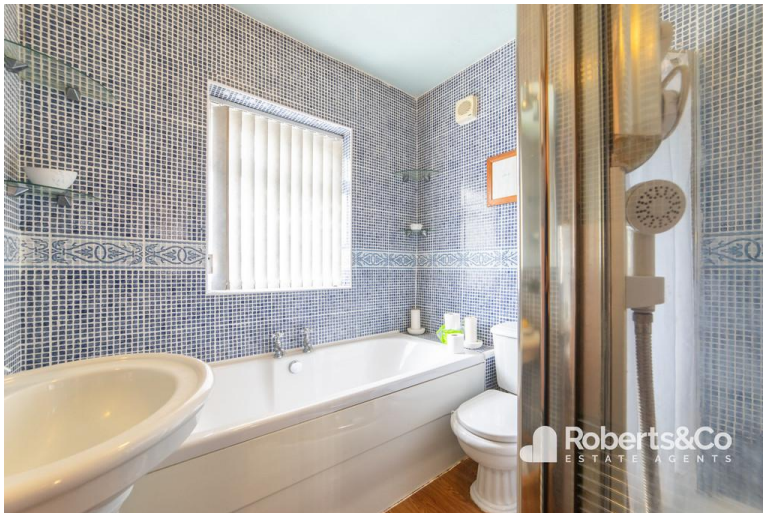
11' 9" x 9' 10" (3.58m x 3m) \* UPVC double glazed window \* Carpet flooring \* Ceiling light \* Central heating radiator \*

#### BEDROOM TWO

11' 8" x 9' 9" (3.56m x 2.97m) \* UPVC double glazed window \* Carpet flooring \* Ceiling light \* Central heating radiator \* Fitted storage cupboards \*

#### BEDROOM THREE

7' 10" x 7' 4" (2.39m x 2.24m) \* UPVC double glazed window \* Carpet flooring \* Ceiling light \* Central heating radiator \*



#### FAMILY BATHROOM

7' 6" x 7' 2" (2.29m x 2.18m) \* 4 piece suite \* UPVC double glazed frosted window \* Wood effect laminate flooring \* Ceiling light \* Central heating towel radiator \* Bath \* WC \* Fully tiled walls \* Corner shower cubicle \* Pedestal sink \*



#### OUTSIDE

\* Driveway parking and garden to the front \* Gated access to back garden \* Back garden is mainly laid to lawn with a large flagged patio area \* Area to side log store with stoned path \*

#### DETACHED GARAGE

24' 8" x 10' 9" (7.52m x 3.28m) \* Up and over door to front \* 2 UPVC double glazed windows \*

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 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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