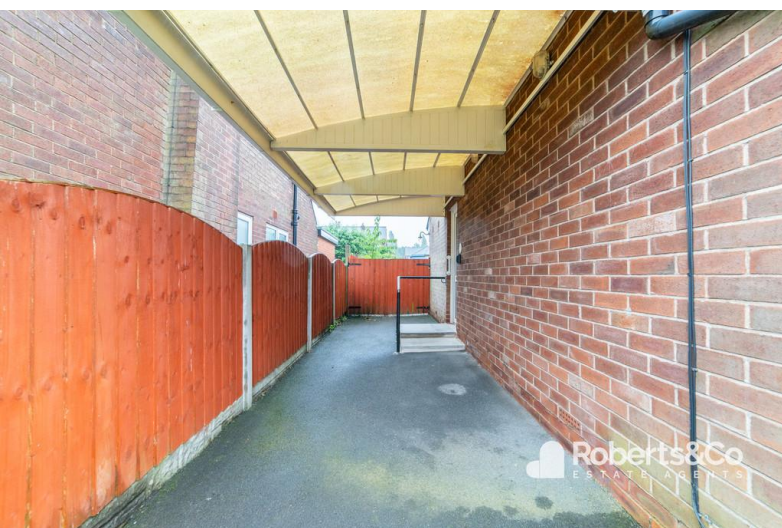




Aspels Nook
Penwortham

- Offered With No Onward Chain
- Semi Detached True Bungalow
- 2 Bedrooms
- Fitted Kitchen

For Sale £220,000
EPC Rating 'D'





Property Description

PROPERTY DESCRIPTION

A total blank canvas ready to call your own, Aspels Nook is offered with no chain and is in need of some updating but offers potential. The property occupies a pleasant position within a highly regarded residential development in Penwortham. Set back from the road behind a lawned front garden, you'll find plenty of parking on the driveway with space for two cars. A entryway offers space to drop off bags coats and bags before heading through to the generous living room, centred around a feature fireplace. Light floods in from the large front window. To the rear of the home sits the kitchen, offering plenty of space to cook. There is also a handy utility porch with direct access to the rear garden. There are two bedrooms, and shower room. The main bedroom offers ample bedroom storage with the fitted furniture. There is a large loft which offers an opportunity for extension subject to planning. To the rear sits the low maintenance enclosed garden,



mainly flagged with some shrub borders. There is also a handy car port at the side of the house.

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.



PORCH

* UPVC external door * Tiled flooring *

HALLWAY

* Hard wood glazed inner door * Ceiling light * Carpet flooring * Central heating radiator * Loft access via drop down ladder- boarded * Large loft space- opportunity for extension subject to planning *

LIVING ROOM

12' 9" x 11' 4" (3.89m x 3.45m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator * Gas fire place *



KITCHEN

6' 8" x 10' 2" (2.03m x 3.1m) * UPVC double glazed window * Hard wood door * Central heating radiator * Range of wall and base units * Integrated electric oven grill/ combi * Electric hob * Extractor hood * Space for under counter fridge * Central heating radiator * Ceiling light * Tiled flooring *

UTILITY PORCH

3' 8" x 7' 3" (1.12m x 2.21m) * Hard wood single glazing * Space and plumbing for washing machine * Ceiling light * Space for slim line freezer * Hard wood external door *



BEDROOM ONE

12' 10" x 11' 9" (3.91m x 3.58m) * UPVC double glazed window * 2 Ceiling lights * Carpet flooring * Central heating radiator * Range of fitted bedroom furniture * Additional built in storage cupboard *

BEDROOM TWO

10' 10" x 8' 4" (3.3m x 2.54m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator *

SHOWER ROOM

6' 6" x 5' 4" (1.98m x 1.63m) * UPVC double glazed window * Fully tiled walls * Vinyl flooring * Central heating radiator * Corner shower cubicle * WC * Wash hand basin vanity unit * Ceiling light *

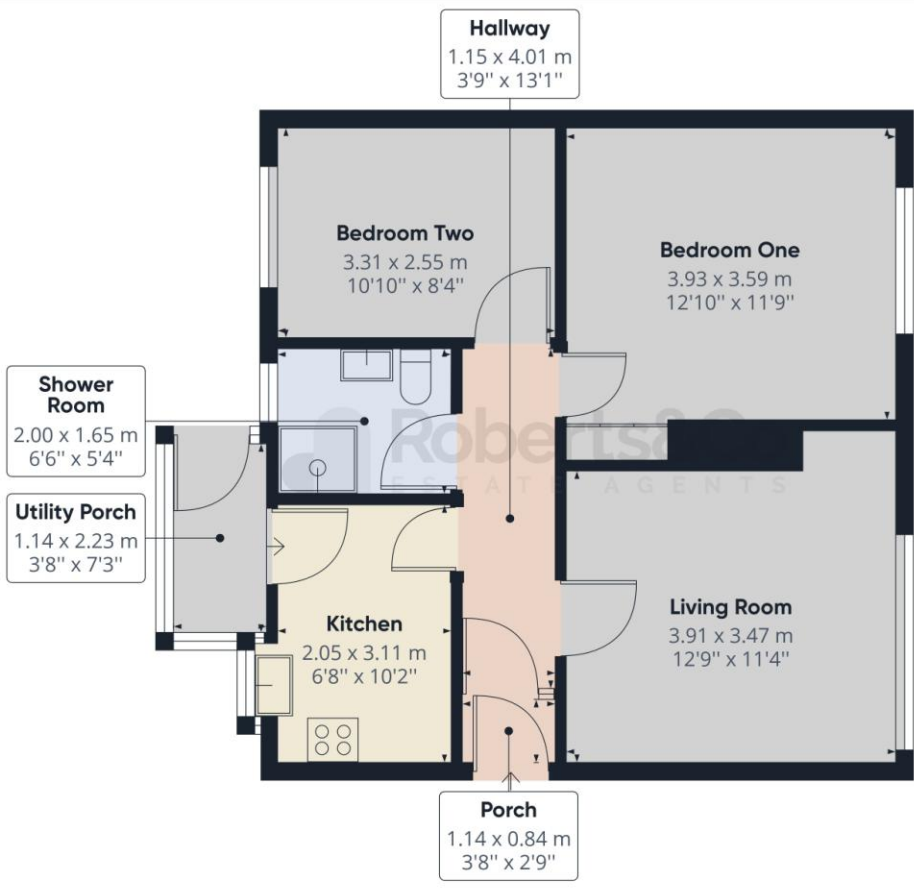
OUTSIDE

* Driveway parking to the front and laid lawn * Rear low maintenance garden- hard paved with stone border with mature shrubs * Composite shed * Car port to side of property * Lower step leading to front door *

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.



Approximate total area⁽¹⁾
56.74 m²
610.80 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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Like and recommend us on

facebook

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