



**Saxon Place**  
Penwortham

- **Double Fronted 4 Bedroom Home**
- **Freehold Detached Property**
- **Modern Fitted Family Dining Kitchen**
- **Dual Aspect Living Room**

**For Sale £345,000**  
EPC Rating 'B'







## Property Description

### PROPERTY DESCRIPTION

An exceptional residence awaits you in the prestigious enclave of Saxon Place, Penwortham. This expansive double-fronted family home boasts four spacious double bedrooms and two well-appointed bathrooms, making it a sanctuary of comfort and style that will undoubtedly capture your heart.

The driveway offers a glimpse of the remarkable features that lie within, while the detached garage provides not only secure parking but also additional space for your storage needs.

The bright and airy living room, where sunlight filters in through the front window and patio doors open up to the tranquil rear garden. This space offers the perfect blend of relaxation and privacy – ideal for quiet moments alone or unwinding after a long day.

The heart of the home is the open-plan dining kitchen, meticulously designed to foster easy living. Contemporary gloss cabinets and a stylish breakfast





bar define the kitchen area, while the integrated appliances, including a dishwasher and double oven, cater to all your culinary needs. Hosting gatherings becomes a delight with ample cabinet space and a gas hob with extractor. The dining area provides an intimate setting for shared family meals and lively conversations.

Enhancing practicality, a separate utility room harmonizes with the kitchen's aesthetic, offering additional storage for your household essentials. A downstairs WC completes the thoughtful layout of the ground floor.



With four generously sized double bedrooms, this home provides plenty of space for both family and guests. The main bedroom features an ensuite shower room, adding a touch of luxury to your everyday routine, while a well-appointed three-piece family bathroom caters to everyone's comfort.

Outside, the expansive rear garden offers a private haven for relaxation and recreation. Lush greenery, sunny lawns, and paved patio areas beckon you to savor outdoor moments. Let your imagination run wild in the children's bark play area, and rest easy within the enclosed boundaries adorned with charming fencing.



#### 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

#### LIVING ROOM

10' 9" x 19' 11" (3.28m x 6.07m)

#### OPEN PLAN FAMILY KITCHEN

10' 7" x 19' 10" (3.23m x 6.05m)

#### UTILITY ROOM

6' 4" x 6' 4" (1.93m x 1.93m)

#### DOWNSTAIRS WC

#### LANDING

#### BEDROOM ONE

10' 11" x 12' 5" (3.33m x 3.78m)

#### ENSUITE







BEDROOM TWO  
10' 11" x 10' 8" (3.33m x 3.25m)  
BEDROOM THREE  
10' 10" x 8' 10" (3.3m x 2.69m)  
BEDROOM FOUR  
7' 3" x 7' 11" (2.21m x 2.41m)  
BATHROOM  
5' 6" x 7' 2" (1.68m x 2.18m)  
OUTSIDE

DETACHED GARAGE  
9' 9" x 19' 2" (2.97m x 5.84m)

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 977100 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

**Roberts&Co**  
ESTATE AGENTS

**Approximate total area<sup>(1)</sup>**  
126.15 m<sup>2</sup>  
1357.85 ft<sup>2</sup>

(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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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50 Watkin Lane  
Lostock Hall  
Preston  
Lancashire  
PR5 5RD

[www.roberts-estates.co.uk](http://www.roberts-estates.co.uk)  
[lostockhall@roberts-estates.co.uk](mailto:lostockhall@roberts-estates.co.uk)  
01772 977 100

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.