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Ridge Way
Penwortham

- **Positioned on a Sought -After Road in Penwortham**
- **4 Double Bedrooms**
- **2 Reception Rooms**
- **Extended Open Plan Family Dining Kitchen**

For Sale £349,950
EPC Rating 'D'



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Property Description

PROPERTY DESCRIPTION

Ridge Way stands out as a highly sought-after location in Penwortham, offering excellent access to transportation links, local amenities, and is strategically situated within the catchment areas of several reputable schools.

Tucked away at the end of a peaceful cul-de-sac, this property offers a high degree of privacy. As you approach the front of the house, you'll find a driveway with ample parking space for up to two cars.

This spacious home comprises four well-proportioned bedrooms, a generous living room (currently used as a bedroom), a second reception room (formerly the garage), an extended open-plan family dining kitchen, three bathrooms, and a substantial garden, making it an ideal choice for discerning homebuyers.

Upon entering the welcoming hallway, there's a convenient area for dropping off coats and removing shoes before stepping into the spacious living room.



This space is perfect for cosy gatherings in the winter months, offering plenty of room for family and friends to come together. The converted garage serves as a versatile second reception room, suitable for a playroom, craft room, snug, or home office.

The extended dining kitchen is a true highlight, a testament to the owners who have transformed it into an open-plan space ideal for family living. Featuring stylish grey cabinets with white countertops, integrated double ovens, a 5-ring induction hob, fridge freezer, wine cooler, dishwasher, and a central island, this kitchen is a chef's dream. Bi-folding doors seamlessly connect the indoor space to the garden.



Additionally, there's a convenient ground-floor wet room and a utility room to round off the ground-floor amenities.

Heading upstairs, the landing leads to the four bedrooms and the family bathroom. The primary bedroom, situated at the front of the property, boasts an ensuite shower room, creating a serene retreat for relaxation.

Outside, the enclosed rear garden offers ample space for outdoor activities and leisure.



The layout of this property offers versatility, as it includes a ground floor living room that can easily double as a bedroom. Additionally, it features a disabled access wet room, making it well-suited to accommodate a variety of family needs.

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

17' 11" x 12' 9" (5.46m x 3.89m)

SECOND RECEPTION ROOM

12' 9" x 7' 5" (3.89m x 2.26m)

OPEN PLAN FAMILY KITCHEN DINER

23' 2" x 25' 6" (7.06m x 7.77m)

WET ROOM

6' 7" x 7' 2" (2.01m x 2.18m)



LANDING

BEDROOM ONE

13' 9" x 12' 2" (4.19m x 3.71m)

ENSUITE

BEDROOM TWO

12' 4" x 9' 6" (3.76m x 2.9m)

BEDROOM THREE

9' 0" x 7' 7" (2.74m x 2.31m)

BEDROOM FOUR

7' 5" x 9' 0" (2.26m x 2.74m)

FAMILY BATHROOM

6' 2" x 6' 5" (1.88m x 1.96m)

OUTSIDE



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







Ground Floor



Floor 1

Approximate total area⁽¹⁾
152.92 m²
1646.03 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		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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