



Crownlee
Penwortham

- **2 Bedroom Bungalow**
- **Over 55's Development**
- **Living Room & Conservatory**
- **Fitted Kitchen**

For Sale £179,950
EPC Rating 'D'





Property Description

Don't miss out on this fantastic opportunity to acquire a charming 2-bedroom semi-detached true bungalow, ideally located in an exceptional retirement village in Penwortham. This property offers a wonderful lifestyle with attractive landscaped communal gardens and exclusive access to a community centre, exclusively for residents. The community centre hosts various events and provides subsidized meal options, laundry facilities, and overnight accommodation for visitors, ensuring a vibrant and convenient living experience. Plus, you'll be conveniently close to Sainsbury's, have easy access to bus routes, and be well-connected to John Horrocks Way.

At the front of the property, you'll appreciate the convenience of a driveway and a well-maintained front garden. To the rear, there's a delightful private patio area where you can relax and entertain, all surrounded by beautifully landscaped communal gardens. Additionally, a practical storage shed is at your disposal for added convenience.



The interior living space is thoughtfully designed, featuring a kitchen, spacious living room, inviting conservatory, two comfortable bedrooms, and a modern shower room.

The living room is generously sized, offering a tranquil atmosphere for entertaining guests or enjoying peaceful moments of reading or watching TV. It effortlessly flows into the conservatory, which provides lovely views of the communal gardens.

The fully equipped kitchen and has space for everything you need to prepare meals with ease.

The two generous bedrooms offer comfortable accommodation, both having fully fitted bedroom furniture, and the modern shower room adds a touch of convenience.

With a thriving community, an excellent location, and meticulously maintained communal gardens, this home offers everything you need for a comfortable and enjoyable retirement lifestyle. Offered with no chain!



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.



HALLWAY

LIVING ROOM

CONSERVATORY

KITCHEN

BEDROOM ONE

BEDROOM TWO

SHOWER ROOM

OUTSIDE

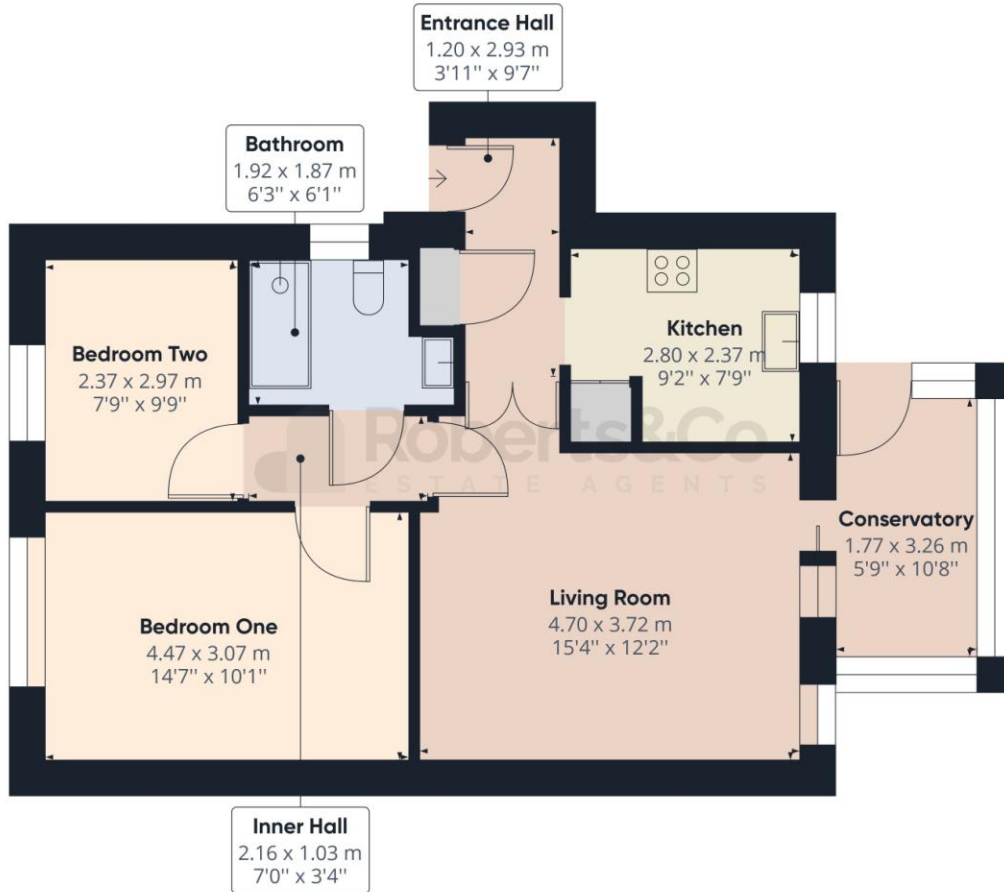


We are informed this property is Council Tax Band C For further information please check the Government

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.

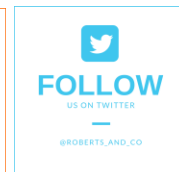


Approximate total area⁽¹⁾
63.82 m²
686.90 ft²

(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.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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