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Clovelly Drive  
Penwortham

- Extended 3 Bedroom Semi
- 2 Reception Rooms plus Conservatory
- Great Size Kitchen and Bathroom
- Private Rear Garden

For Sale £249,950  
EPC Rating 'D'



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## Property Description

Situated on one of Penwortham's highly sought-after streets, this 3-bedroom extended family home offers an abundance of space both inside and out.

Upon entering the inviting hallway, you'll encounter a contemporary and generously sized reception room at the front of the house, complete with a wood burning stove for added warmth and charm.

In the heart of the home, you'll find another spacious reception room, currently serving as a living room. This space seamlessly opens to the conservatory, providing delightful garden views, making it an ideal spot to savor your morning coffee.

The kitchen is bathed in natural light, offering plenty of room for free-standing appliances. Additionally, a practical utility room is at your disposal.

Moving to the first floor, you'll find three well-appointed bedrooms and a three-piece family bathroom.



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At the front of the property, there's a spacious driveway, offering parking for two vehicles.

To the rear, an entirely enclosed garden awaits, featuring a lush lawn perfect for children and pets to play on. It is adorned with a beautiful apple tree, making it a great outdoor space for enjoyment.

#### 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

HALLWAY

DINING ROOM

13' 1" x 11' 11" (3.99m x 3.63m)

LIVING ROOM

11' 3" x 11' 2" (3.43m x 3.4m)

CONSERVATORY

8' 10" x 10' 3" (2.69m x 3.12m)

KITCHEN

8' 5" x 8' 11" (2.57m x 2.72m)

UTILITY ROOM

7' 2" x 5' 10" (2.18m x 1.78m)

LANDING

BEDROOM ONE

13' 0" x 10' 9" (3.96m x 3.28m)

BEDROOM TWO

11' 5" x 9' 6" (3.48m x 2.9m)

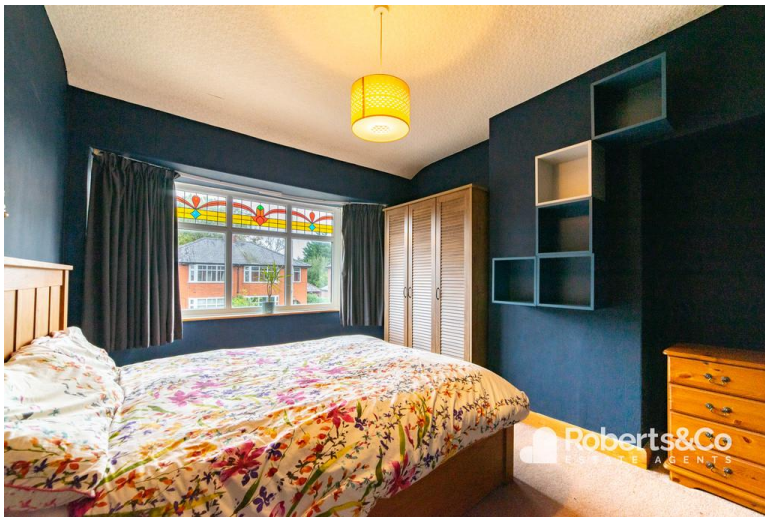
BEDROOM THREE

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

BATHROOM

7' 3" x 5' 10" (2.21m x 1.78m)

OUTSIDE

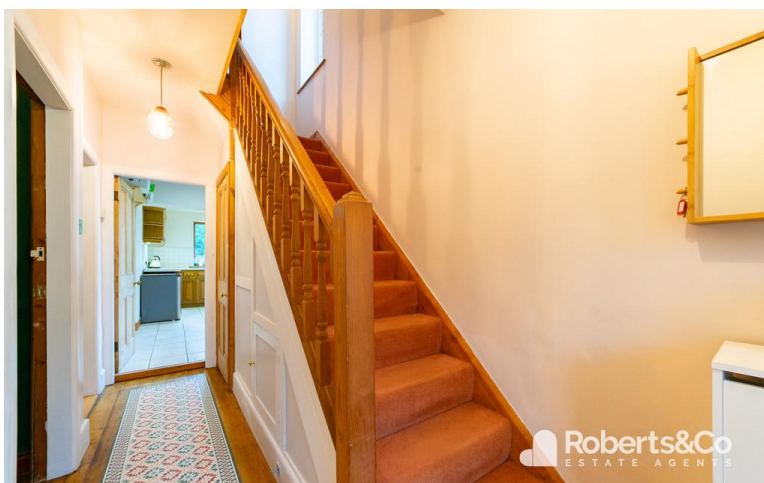


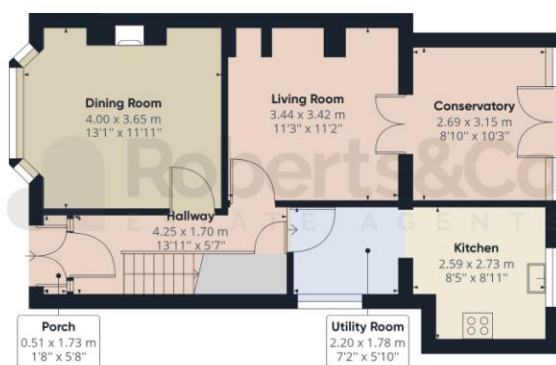
We are informed this property is Council Tax Band C  
For further information please check the Government Website

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.





Ground Floor

Approximate total area<sup>(1)</sup>  
91.44 m<sup>2</sup>  
984.23 ft<sup>2</sup>



Floor 1

(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		
69-80	C		79 C
55-68	D	66 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