



Cross Halls
Penwortham

- **Beautifully Presented Family Home**
- **2 Reception Rooms**
- **3 Bedrooms**
- **Fitted Dining Kitchen**

For Sale £235,000
EPC Rating 'D'





Property Description

Positioned on a highly desirable road in Penwortham, within a great catchment area for schools, transport links and local amenities. Sits this charming 3-bedroom family home has recently undergone significant upgrades, including a brand-new roof.

Step into a welcoming porch, a perfect space to hang up coats and bags before entering the home.

The living room offers a spacious and inviting atmosphere, perfect for relaxing with family and friends.

The heart of the home is the open plan dining kitchen, a culinary haven featuring provisions for a gas range master, ample space for an American-style fridge freezer, and provisions for a washing machine and dryer. Whether you're a culinary enthusiast or a family who loves to gather, this space is designed for both functionality and style.

To the rear of the property is a further reception room,



with views of the garden. Step outside to a private oasis – a sun-drenched south-facing rear garden. Ideal for entertaining, relaxing, or gardening, this space is a rare find, providing a retreat from the hustle and bustle of daily life. Notably, this room has undergone recent enhancements, including a new roof and windows.

Upstairs three well-appointed bedrooms, including two doubles and a single, providing flexible living arrangements to suit your family's needs.

A three-piece family bathroom adds convenience and completes the upstairs living space.

Convenience is at the forefront with a dedicated driveway and a single garage. Parking will never be a concern, and the garage, with its new roof, offers additional storage or workspace options.

Enjoy the benefits of modern living with recently upgraded windows and a boiler installed in 2019, ensuring energy efficiency and a comfortable environment year-round.



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 PORCH

LIVING ROOM

14' 4" x 17' 3" (4.37m x 5.26m)

DINING KITCHEN

8' 10" x 17' 2" (2.69m x 5.23m)

REAR RECEPTION

9' 0" x 10' 6" (2.74m x 3.2m)

LANDING

BEDROOM ONE

11' 11" x 10' 5" (3.63m x 3.18m)

BEDROOM TWO

11' 5" x 10' 3" (3.48m x 3.12m)

BEDROOM THREE

8' 11" x 6' 5" (2.72m x 1.96m)

BATHROOM

5' 10" x 6' 5" (1.78m x 1.96m)





OUTSIDE

SINGLE GARAGE

17' 4" x 9' 0" (5.28m x 2.74m)

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.

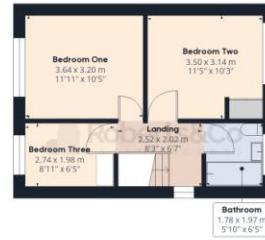
We are informed this property is Council Tax Band C
For further information please check the Government Website



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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[†]
100.86 m²
1085.61 ft²

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

36e Liverpool Road
 Penwortham
 Preston
 Lancashire
 PR1 0DQ

www.roberts-estates.co.uk
info@roberts-estates.co.uk
 01772 746 100

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