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Havelock Road
Penwortham

- Offered with No Chain
- 2 Double Bedroom Property
- 2 Reception Rooms
- Shared Ownership Options Available up to 100%

For Sale £129,950
EPC Rating 'D'





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Property Description

Presenting an exceptional opportunity for those seeking a home in a prime location, this traditional mid-terrace property offers a seamless blend of comfortable living spaces and spacious rooms. The property is part of a shared ownership arrangement, with the asking price reflecting a 100% share. The flexibility to adjust the actual share to suit individual preferences adds to the property's appeal.

Positioned directly across from a lush green space, the residence enjoys a sought-after riverside location. Conveniently situated near Preston Train Station, the property provides easy access to the city's amenities and scenic attractions like Avenham and Miller Parks, offering delightful local walks.

The property features two reception rooms, separated by glass double doors. This design allows for versatility, enabling residents to keep the rooms distinct or open them up for a more expansive feel.

The kitchen is well-appointed with ample cupboard



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space and room for various appliances, ensuring a functional and stylish culinary space.

Upstairs, two generously sized bedrooms await, complemented by a four-piece family bathroom. Additionally, a loft room provides excellent storage options.

The property boasts an enclosed rear area with gated lobby access, offering privacy and security. Street parking is available at the front for added convenience.

This property is an ideal choice for those seeking a harmonious blend of traditional charm and modern comfort in a highly desirable location. Don't miss the chance to make it your own. Offered with no onward 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.



VESTIBULE

HALLWAY

LIVING ROOM

11' 4" x 11' 8" (3.45m x 3.56m)

SECOND RECEPTION

13' 3" x 12' 2" (4.04m x 3.71m)

KITCHEN

9' 10" x 8' 10" (3m x 2.69m)

LANDING

BEDROOM ONE

11' 5" x 14' 6" (3.48m x 4.42m)

BEDROOM TWO

13' 3" x 9' 4" (4.04m x 2.84m)

FOUR PIECE BATHROOM

6' 9" x 8' 9" (2.06m x 2.67m)

LOFT ROOM

8' 2" x 14' 3" (2.49m x 4.34m)

OUTSIDE- YARD



We are informed this is a leasehold property this will require legal verification.

- Length of lease 70 (years remaining)



- Annual ground rent amount (£)
- Annual service charge amount (£)
- Council tax band A (England, Wales and Scotland)

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



Floor 2

Approximate total area[†]
95.32 m²
1026.06 ft²

Reduced headroom
2.48 m²
26.66 ft²

Excluding balconies and terraces

† Reduced headroom (below 1.5m/4.92ft)

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	57 D	
39-54	E		
21-38	F		
1-20	G		

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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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