



Sunbury Avenue
Penwortham

- **2 Double Bedroom Bungalow**
- **Offered With No Chain**
- **Quiet Location**
- **Newly Fitted Kitchen & Bathroom**

For Sale £179,950
EPC Rating 'D'





Property Description

Presenting a captivating two-bedroom semi-detached bungalow now available for purchase, situated in a quite popular setting within walking distance of local shops and just 2 minutes' walk to a bus stop with frequent services to/from Preston.

The property has undergone a recent upgrade, including a newly fitted kitchen and bathroom.

The living room is bright and spacious, with views to the front and back gardens.

The kitchen has a modern feel, with "Shaker-style" cabinetry and wooden worktops, ample storage space and provision for a plumbed-in washing machine.

There are two double bedrooms, one of which has a full-length fitted wardrobe to maximize storage/aid organization.

The three-piece white bathroom suite boasts a shower over the bath, a wash basin with vanity unit and



integrated WC.

The property's practicality is further enhanced by a spacious driveway, garage and pleasant, easily-maintained gardens.

Noteworthy is the property is 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.

HALLWAY

LIVING ROOM

20' 4" x 12' 3" (6.2m x 3.73m)

KITCHEN

7' 8" x 7' 6" (2.34m x 2.29m)

BEDROOM ONE

9' 10" x 8' 9" (3m x 2.67m)

BEDROOM TWO

9' 1" x 9' 7" (2.77m x 2.92m)

BATHROOM

7' 7" x 4' 11" (2.31m x 1.5m)

OUTSIDE

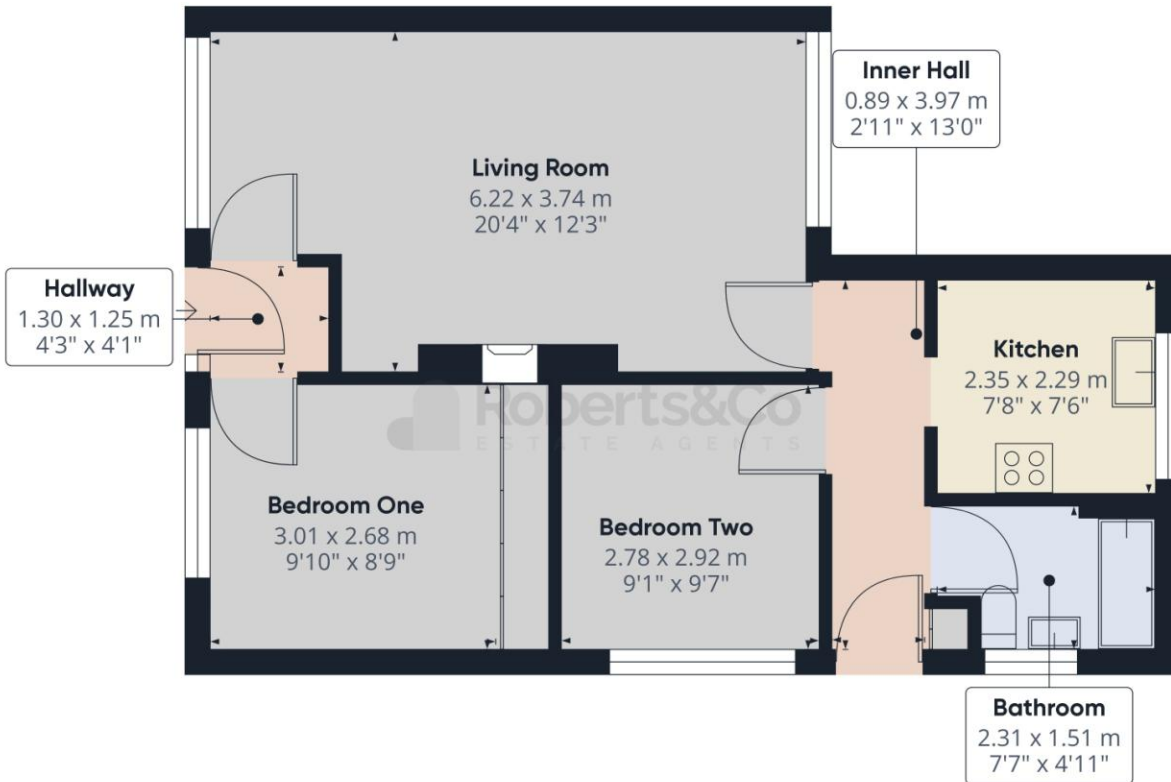
DETACHED GARAGE

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[®]
52.78 m²
568.09 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.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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