



Meadowfield
Penwortham

- Offered With No Chain
- Fully Renovated 3 Bedroom Home
- Ideal First Time Buy
- Fitted Kitchen Diner

For Sale £174,950
EPC Rating 'C'





Property Description

Presenting a fully renovated three-bedroom semi-detached house, featuring a spacious living room, a brand new dining kitchen and wet room, garden, driveway, and garage. This property has undergone extensive refurbishment, including full rewiring and plastering, installation of a new heating system, and new flooring throughout. With no chain delay, this move-in-ready residence offers a seamless transition for its new owners.

Upon entry, a well-lit hallway welcomes you, complete with a convenient storage cupboard for storing coats and bags before entering the spacious living room.

The living room provides generous space, complemented by a sizable window that floods the area with natural light, alongside an electric fire and an under stairs cupboard for added functionality.

Transitioning into the kitchen diner, you'll find modern wall and base units, ample work surfaces, and a dedicated area for dining.



Upstairs, three generously sized bedrooms await, each illuminated by natural light and providing plenty of space for family and guests.

Additionally, a modern wet room adds further appeal, offering a fresh and contemporary design that serves as the ideal sanctuary after a hectic day.

Outside, the front of the property boasts ample off-road parking, a lawn area, access to the rear garden, and space for children to play on lazy Sunday afternoons.



Furthermore, a garage offers extra storage for all those extra bits and pieces.

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

3' 7" x 4' 7" (1.10m x 1.40m)

LIVING ROOM

17' 7" x 11' 8" (5.37m x 3.57m)

KITCHEN DINER

8' 5" x 14' 6" (2.57m x 4.44m)

LANDING

BEDROOM ONE

15' 1" x 8' 7" (4.62m x 2.62m)

BEDROOM TWO

10' 11" x 8' 5" (3.35m x 2.59m)

BEDROOM THREE

7' 4" x 5' 10" (2.26m x 1.79m)

WET ROOM

6' 6" x 5' 10" (1.99m x 1.8m)

OUTSIDE

DETACHED GARAGE

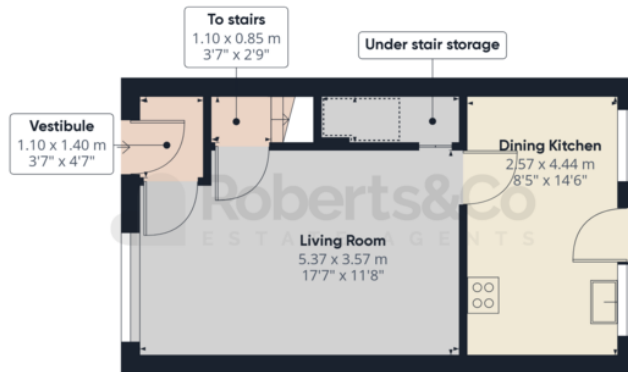
We are informed this property is Council Tax Band B For further information please check the Government Website

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

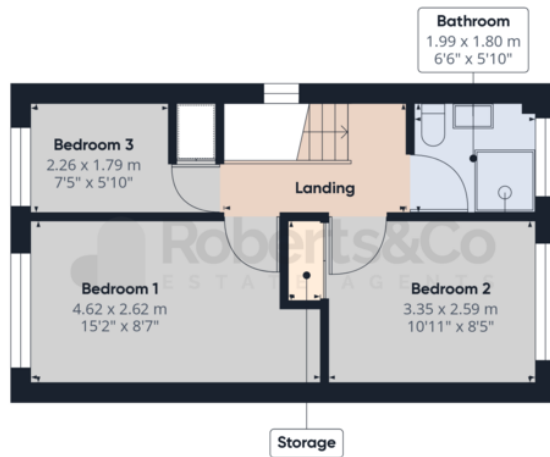


Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

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

Approximate total area⁽¹⁾

68.38 m²
736.01 ft²

Reduced headroom

1.04 m²
11.2 ft²

(1) 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		85 B
69-80	C	69 C	
55-68	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.