



30 Clive Road, Penwortham, PR1 0AT

£230,000

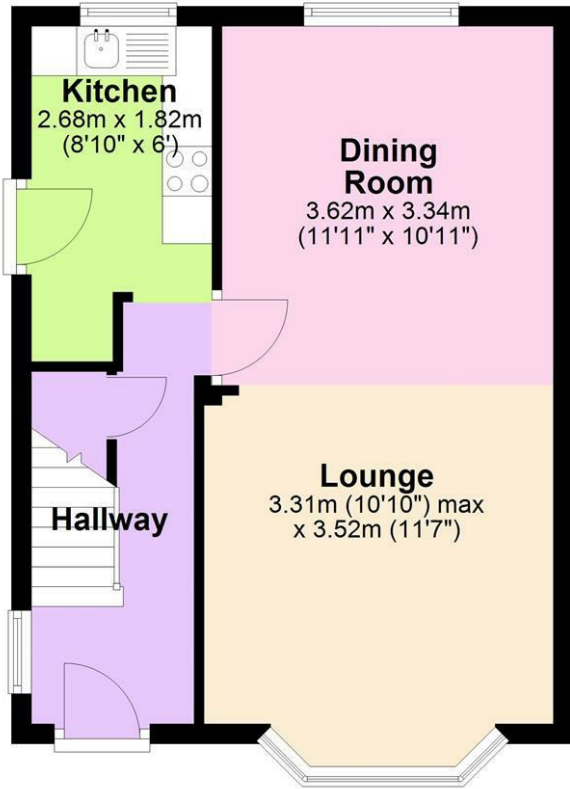
Located north of Liverpool Road in the sought-after area of Higher Penwortham, this three-bedroom semi-detached home offers a fantastic opportunity for buyers seeking space and convenience. With off-road parking at the front and a garage to the rear, also benefitting from a large and private rear garden, perfect for outdoor enjoyment.

Inside, the ground floor features an open-plan lounge and dining area, creating a bright and sociable living space, while the separate kitchen offers practicality and potential. Upstairs, two generous double bedrooms and a comfortable single bedroom are served by a modern three-piece shower room, completing the well-balanced layout. The house offers a huge amount of potential and is now ready for the new buyers to put their own stamp on. There is also the option of side and rear extensions, should the new buyer need any extra space.

With its desirable location, excellent outdoor space, and versatile interior, this home is ideal for a range of buyers. If you have any questions or would like to arrange a viewing, please get in touch.

Floor Plan

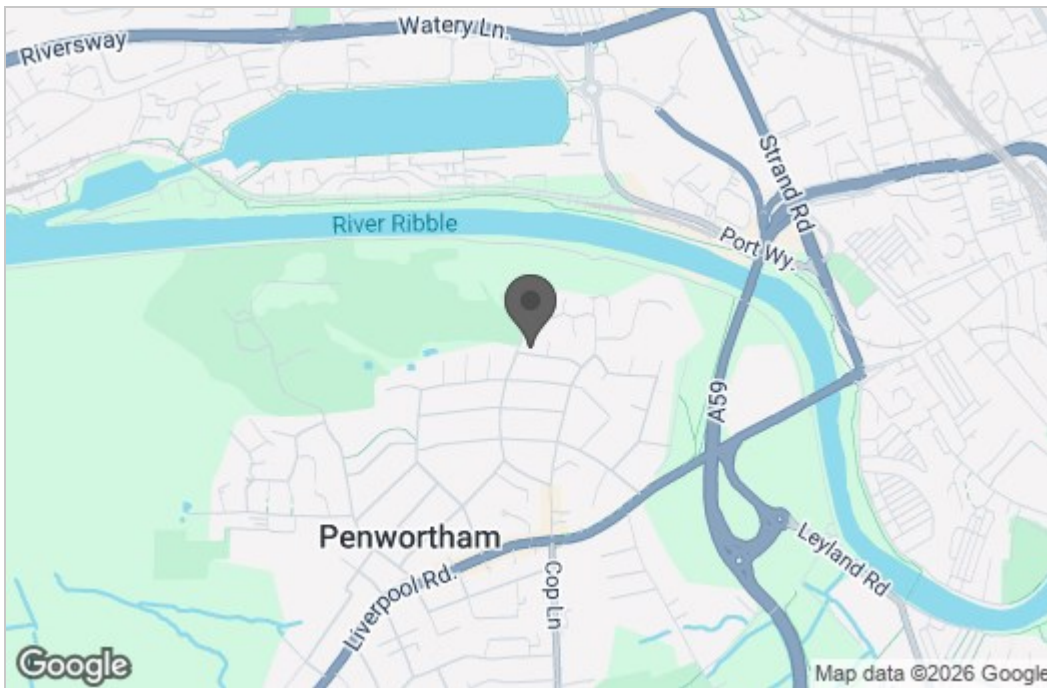
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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