



## Crownlee, Penwortham, Preston

**Offers Over £179,950**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached true bungalow, ideally positioned within a quiet over 55s development in Penwortham, Lancashire. This delightful home is being presented with NO ONWARDS CHAIN and offers comfortable, single-level living and is perfectly suited to couples seeking a peaceful yet well-connected setting. The property enjoys close proximity to a range of local amenities, including shops, supermarkets, and healthcare facilities, while Penwortham has a vibrant high street offers a selection of independent cafés, restaurants, and convenience stores. Nearby Preston city centre provides further retail and leisure opportunities. Excellent travel links are on hand, with easy access to Preston train station offering direct routes across the North West and beyond, as well as convenient links to the M6 and M65 motorways, making commuting simple.

Entering the home via the welcoming entrance hall, you are led through to the main living spaces. The kitchen is situated to the rear and is well-appointed with an integrated oven and induction hob, offering a practical and efficient space for cooking. The spacious lounge/diner provides a comfortable setting for both relaxing and entertaining, complete with a feature fireplace and sliding doors that open out to the rear garden, allowing plenty of natural light to flow through. Moving back through the hallway, you will find the two bedrooms positioned towards the front of the property, with the master bedroom benefitting from fitted wardrobes for added storage. A modern three-piece shower room completes the internal accommodation.

Externally, the property offers a well-maintained frontage with a lawned garden and a driveway providing off-road parking for up to two vehicles. To the rear, you will find a pleasant, private garden mainly laid to lawn, complemented by a seating area that is ideal for enjoying the outdoors during the warmer months. This well-presented bungalow offers a fantastic opportunity for those looking for convenient, low-maintenance living in a desirable location.

PLEASE NOTE - Crownlee is part of the Fairhaven Housing Association, offering secure housing for Over 55's. Homes on Crownlee include access to red chord intercom system, shared use of a community centre, hot and cold meals (subject to a small charge) and grounds/external maintenance (subject to a monthly charge).

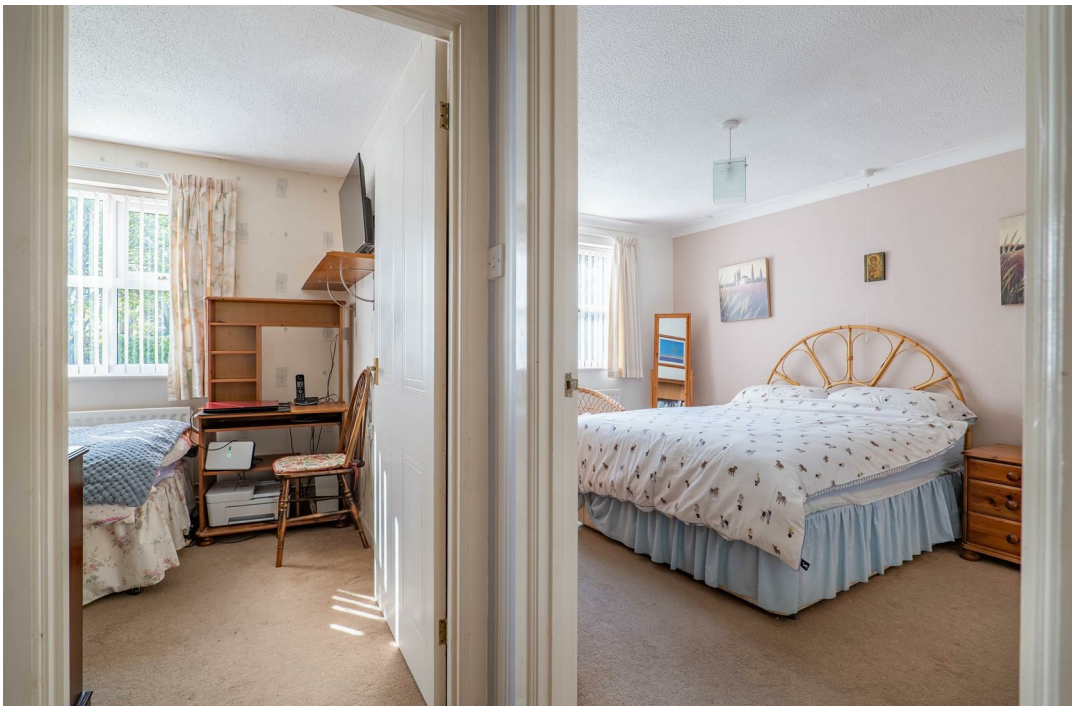




















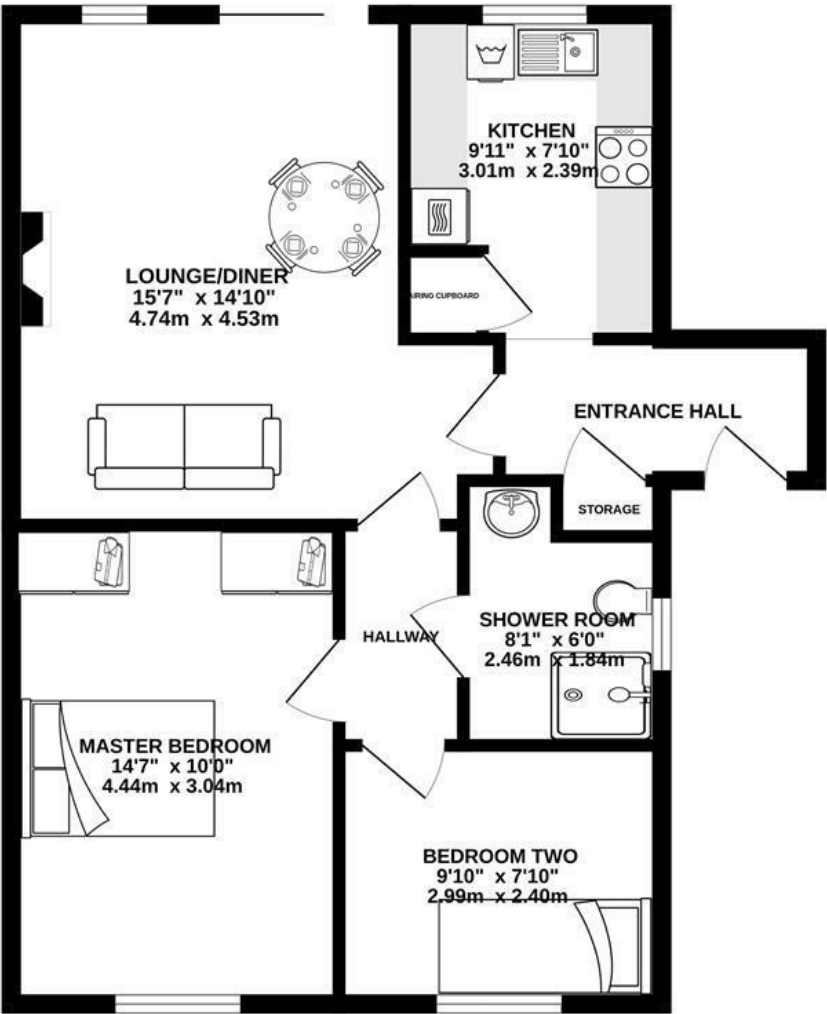






# BEN ROSE

GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating                    |               |                                                                                     |
|---------------------------------------------|---------------|-------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                           |
| Very energy efficient - lower running costs |               |                                                                                     |
| (92 plus) A                                 | <div>70</div> | <div>88</div>                                                                       |
| (81-91) B                                   |               |                                                                                     |
| (69-80) C                                   |               |                                                                                     |
| (55-68) D                                   |               |                                                                                     |
| (39-54) E                                   |               |                                                                                     |
| (21-38) F                                   |               |                                                                                     |
| (1-20) G                                    |               |                                                                                     |
| Not energy efficient - higher running costs |               |                                                                                     |
| England & Wales                             |               |                                                                                     |
| EU Directive 2002/91/EC                     |               |  |

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

