



Penwortham Hall Gardens, Penwortham, Preston

£133,000

****This property is part of the Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 70% of the property, with Places For People owning the other 30%. - the property can however be purchased at an increased percentage. For enquiries regarding applications and eligibility please contact our office****

Ben Rose Estate Agents are pleased to present to market this delightful detached retirement bungalow within the highly regarded Penwortham Hall Gardens complex in sought-after Penwortham. Designed for over-55s living, it offers a comfortable single-level layout, peaceful surroundings and excellent access to everyday amenities. Penwortham village provides independent shops, cafés and bars, while Preston city centre, Longton, Hurst Grange Park and local schools are close by, with rail services from Preston and easy access to the M6 and M65.

Entering the home, the porch opens directly into the lounge, providing a welcoming approach and access into the main living space. The spacious lounge sits to the front and offers a comfortable setting for relaxing, with doors leading through to the fitted kitchen at the rear. The kitchen provides useful storage and workspace, with access to the communal gardens.

From the inner hall, the master bedroom is positioned to the rear, offering generous double proportions and fitted wardrobes, while the three-piece shower room and second single bedroom complete the accommodation, with the latter enjoying a front aspect.

Outside, the property benefits from convenient off-road parking, with open front gardens and communal seating areas creating a welcoming approach. The surrounding gardens are all maintained and communal, providing attractive outdoor spaces for residents to enjoy and completing this comfortable, convenient retirement home.







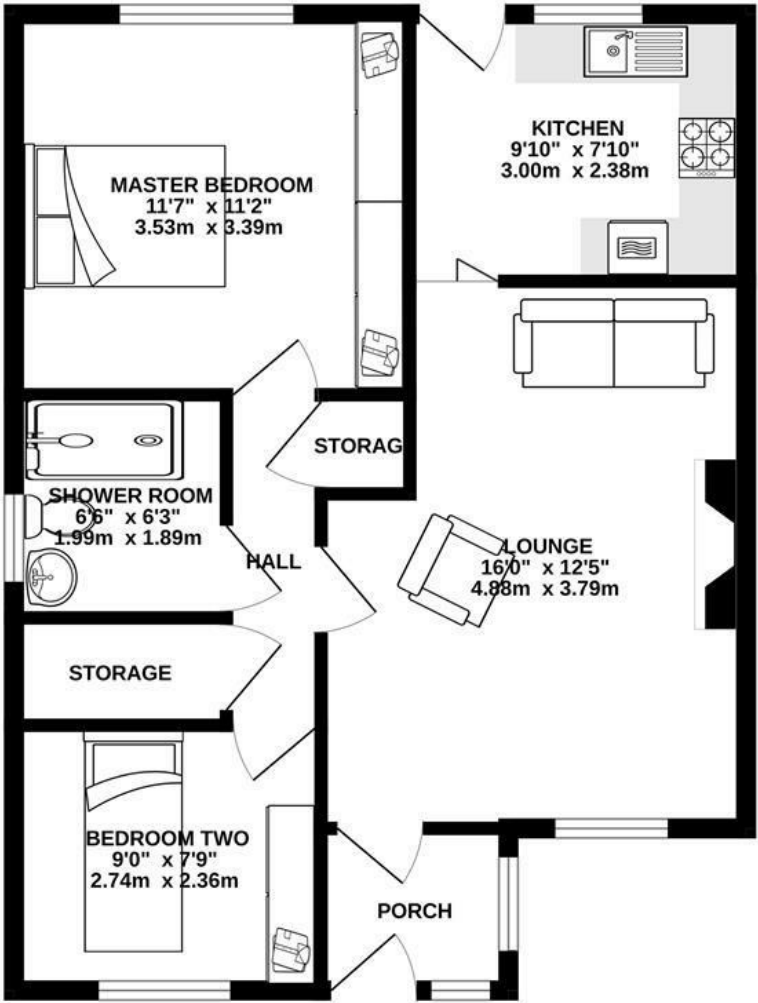






BEN ROSE

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

