



3 Abbotsway, Penwortham
Preston

£575,000



3 Abbotsway

Penwortham, Preston

Are you looking for a property right in the heart of Penwortham with a ground floor annexe and the potential to extend further? If so this flexible home on popular Abbotsway, just a very short walk from the high street could be ideal.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Desirable Area in Penwortham
- Open Plan Living and Dining
- Two Large Reception Rooms
- Potential To Further Extend
- Ground Floor Annexe
- Four/Five Bedrooms
- Plans approved for loft extension 5/6 Bedrooms & 3 Bathrooms

Entrance

Laminate floor.

Lounge and Dining Area

Open plan front lounge and dining area. Open fire. Stone fireplace. Window to front and side. Patio door to rear leading onto garden.

Kitchen

Good range of eye and low level units. 1 1/2 ceramic sink. Two Oven gas AGA. Plumbed for washing machine. Tiled floor. Door and windows to rear over looking garden.

Living Room

Patio doors to rear, opens into extension with annexe.

Annexe Bedroom with W.C.

Developed from garage with extension to the rear, currently used as bedroom. Window to side. W.C and wash hand basin off the entrance to bedroom.

Study

Windows to rear.

Downstairs W.C.

W.C. with sink built in, laminate floor.



**Landing**

Landing with storage cupboard. Window to side.

Bedroom One

Storage cupboards. Window to rear.

En-suite

Three Piece suite with: Pedestal hand wash basin. Walk in electric shower. W.C. Window to rear.

Bedroom Two

Fitted wardrobes. Window to front.

Bathroom

Three-piece suite featuring panelled bath with shower over. Pedestal hand wash basin. W.C. Part tiled walls with feature heated towel rail.

Bedroom Three

Window to rear.

Bedroom Four/Office

Fitted shelves. Window to front.

FRONT GARDEN

Landscaped garden to front. Driveway with parking for one vehicle. Attached garage currently renovated and occupied as a bedroom with en-suite.

REAR GARDEN

DRIVEWAY

1 Parking Space







Ground Floor

Approximate total area⁽¹⁾

1744 ft²

162.1 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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