



**Greencroft**  
Penwortham, Preston

- **5 Bedrooms**
- **Penwortham**
- **Spacious Throughout**
- **Beautiful Family Kitchen**

**£329,950**

EPC Rating 'TBC'







## Property Description

Roberts & Co are delighted to present to the market For Sale this beautiful executive detached family home. To the ground floor there are 2 reception rooms plus an open plan family kitchen, conservatory and study. There is also a utility area and ground floor WC. To the first floor there are 5 bedrooms. The master suite is of generous proportions, has fitted storage and benefits from an ensuite shower room. The further bedrooms are all doubles bar bedroom 5 which is a single bedroom. The impressive family bathroom houses shower cubicle, sunken bath, WC, wash basin and a sauna! Externally this home does not disappoint. With a large driveway, well maintained patios and a raised rear deck, this home has the ideal space for alfresco entertaining to the rear. The location of this property is second to none, being within walking distance of both Middleforth CE Primary and Mary Magdalen's RC Primary. It is also ideal for commuter access to Preston city centre and the motorway networks to other cities. Due to the size, layout and finish of this property we recommend internal viewing.





#### HALLWAY

\* UPVC double glazed external door \* Central heating radiator \* Ceiling spot lights \* Karndean to floor \*

#### LOUNGE

\* UPVC double glazed bay window \* Electric fire \* Central heating radiator \* Ceiling lights \* Carpet to floor \*

#### FAMILY KITCHEN

\* UPVC double glazed window and UPVC french doors \* Radiator \* Fitted wall and base cupboard units \* Contrasting work surface \* Integrated induction hob \* Integrated electric oven/grill combi \* Extractor hood \* Space for American style fridge freezer \* Integrated dishwasher \* Integrated microwave \* Karndean flooring \* Ceiling spot lights \* Plinth lighting \* Under stair storage \*



#### CONSERVATORY

\* UPVC double glazed windows and french doors \* Central heating radiator \* Ceiling light/fan \* Wood effect laminate to floor \*

#### UTILITY ROOM

\* Fitted wall and base cupboard units \* integrated fridge \* Karndean to floor \* Ceiling Light \*



#### RECEPTION TWO

\* UPVC double glazed bay window \* Central heating radiator \* Ceiling light \* Wood effect laminate to floor \*

#### STUDY

\* UPVC double glazed window \* Central heating radiator \* Ceiling light \* Wood effect laminate to floor \* Fitted office furniture \*

#### GROUND FLOOR WC

\* Ceiling light \* Karndean to floor \* WC \* Hand Basin \*

#### BEDROOM ONE

\* 2 UPVC double glazed windows \* Central heating radiator \* Ceiling spot lights \* Carpet to floor \* Fitted wardrobes and dressing table \*

#### ENSUITE

\* UPVC double glazed window and additional Velux window \* Large walk in shower enclosure \* WC \* Wash basin \* Fully tiled \* Fitted storage \* Carpet to floor \* Extractor fan \* Ceiling spot lights \* Towel radiator and additional radiator \*







#### BEDROOM TWO

\* UPVC double glazed window \* Central heating radiator \* Ceiling light \* Carpet to floor \* Fitted wardrobes \*

#### BEDROOM THREE

\* UPVC double glazed window \* Central heating radiator \* Ceiling light \* Carpet to floor \* Fitted wardrobes \*

#### BEDROOM FOUR

\* UPVC double glazed window \* Central heating radiator \* Ceiling spot lights \* Carpet to floor \* Fitted wardrobes \*



#### BEDROOM FIVE

\* UPVC double glazed window \* Central heating radiator \* Ceiling light \* Carpet to floor \* Fitted storage \*

#### BATHROOM

\* UPVC double glazed window \* Sunken bathtub \* Separate shower cubicle with mains fed shower \* WC \* vanity wash basin \* Carpet to floor \* Extractor fan \* Ceiling spot lights \* Radiator \* Sauna \*



#### GARAGE

\* Double \* Electric up and over door to front elevation \* Space and plumbing for washing machine, tumble dryer and fridge freezer \* Access to rear garden via UPVC door \* Central heating gas boiler \* 3 UPVC double glazed windows \*

#### OUTSIDE

\* Driveway parking for multiple vehicles \* Low maintenance front and rear gardens \* Rear decked patio \* Well externally with well maintained borders and shrubs \*

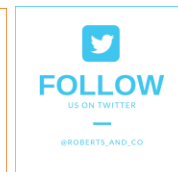
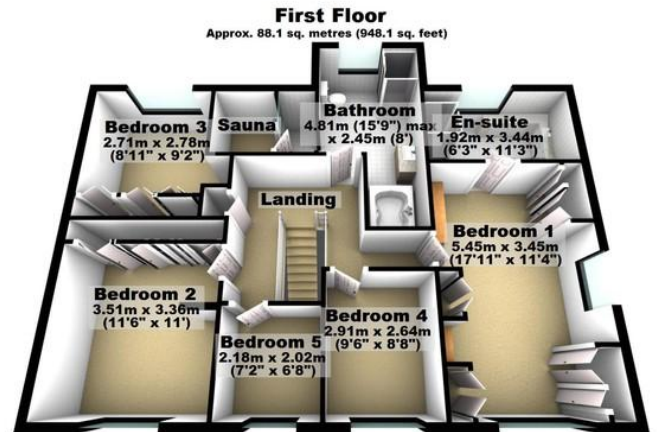
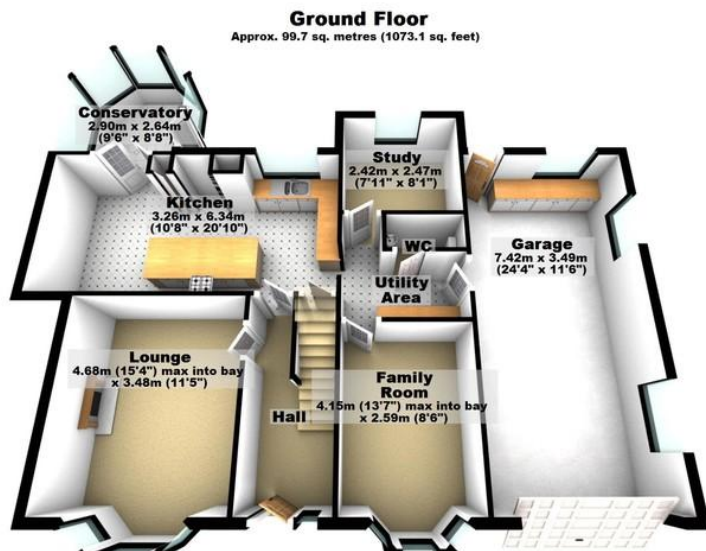
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Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday. Outside of these hours we operate an on-call voicemail service 7 days a week arranging viewings, valuation and offers up to 8pm!







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36e Liverpool Road  
Penwortham  
Preston  
Lancashire  
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[info@roberts-estates.co.uk](mailto:info@roberts-estates.co.uk)  
01772 746 100

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