

GUILDHALL

SALES & LETTINGS



1 Riverside Road

Penwortham, Preston, PR1 9RE

Offers Over £215,000



****NO CHAIN DELAY****

Nestled on the picturesque Riverside Road in Penwortham, Preston, this charming two-bedroom house offers a delightful blend of comfort and scenic beauty. As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts a well-appointed four-piece suite bathroom, ensuring convenience and luxury for its residents.

One of the standout features of this home is the breathtaking panoramic views of the river, which can be enjoyed from various vantage points throughout the property. Imagine sipping your morning coffee while taking in the serene landscape or hosting friends for a delightful evening as the sun sets over the water.

The large garden is a true gem, providing ample space for outdoor activities, gardening, or simply unwinding in the fresh air. It is an ideal setting for families, pets, or anyone who appreciates the beauty of nature. Additionally, the property includes off-street parking, offering both convenience and peace of mind.



Entrance Vestibule

Wood door, coving, original tiles.

Hallway

Wood single glazed leaded door, coving, ceiling rose, cornice, central heating radiator, wood floor, stairs to first floor, doors to receptions rooms 1 & 2.

Reception Room 1

UPVC double glazed window, 2 x sash windows, central heating radiator ceiling rose, coving, gas fire, marble hearth and surround.

Reception Room 2

UPVC double glazed window, central heating radiator, log and coal fire, slate heart, UPVC double glazed French doors to rear, wood floor, open to kitchen.

Kitchen

3 X UPVC double glazed windows, central heating radiator, tiled splash back, shaker style wall and base wood units, extractor hood, range oven, 7 ring gas hob, porcelain sink, mixer tap, space for fridge freezer, plumbing for washing machine, tiled floor, UPVC double glazed French doors to rear.

Landing

Loft access, stairs to ground floor, doors to bedrooms 1,2 and bathroom.

Bathroom

UPVC double glazed window, UPVC double glazed skylight, central heating towel rail, fully tiled to complement, extractor fan, 4 x spot lighting, fual flush WC, wall mounted vanity mixer, freestanding bath, main feed shower with waterfall head.

Bedroom 1

UPVC double glazed French doors to Juliette Balcony, central heating radiator, coving, cast iron fireplace, laminate floor.

Bedroom 2

UPVC double glazed window, central heating radiator, built-in storage, cast iron fireplace, laminate floor.

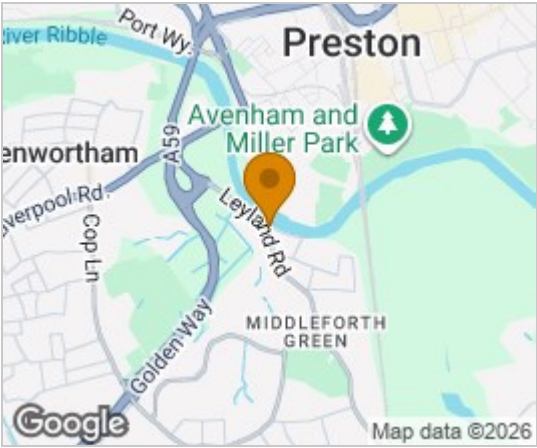
Front Garden

Indian paving stone, gravel gated drive to side.

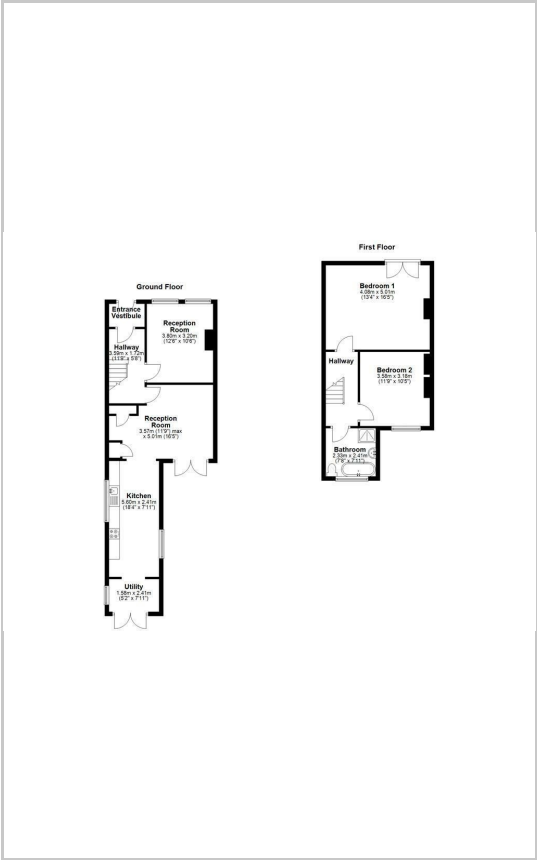
Rear Garden

Paving, slate chips, gravel, lawn.

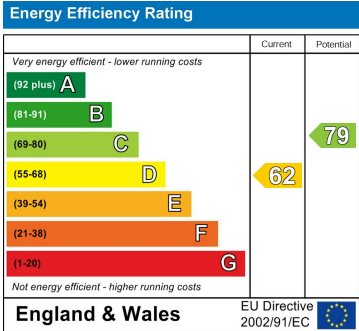
Area Map



Floor Plans



Energy Efficiency Graph



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