



20 CROWNLEE
PENWORTHAM, PRESTON, PR1 OPA

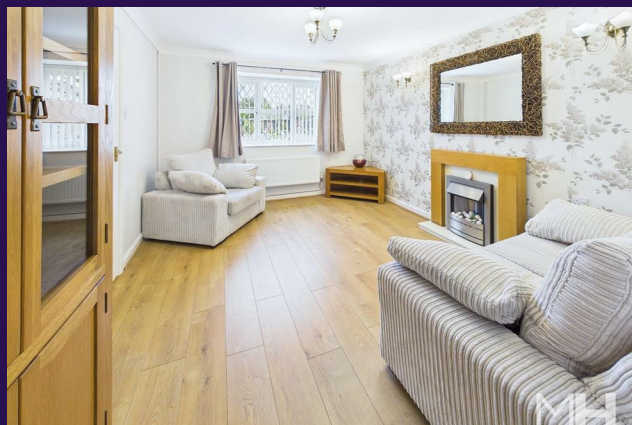
£134,950
FREEHOLD

- Highly Sought After Over 55s Development
- One Bedroom Mid Terrace Modern Bungalow
- Modern Fitted Kitchen
- Living Room & Spacious Bedroom
- Wet Room
- Communal Gardens
- Offered With No Chain Delay

MARIE HOLMES
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20 Crownlee

Situated within one of Penwortham's most sought-after locations, this well-regarded over-55s development offers a lifestyle centred around comfort, convenience and community. With local shops, everyday amenities and excellent transport links all close by, the setting is perfectly suited to easy, stress-free living. The property forms part of a purpose-built, warden-assisted development designed specifically with residents' wellbeing and independence in mind. At the centre of the community is a welcoming residents' hub, creating a sociable environment where neighbours can connect, take part in activities and enjoy a genuine sense of community. The bungalow itself is well maintained and occupies an attractive position within the development. Internally, the accommodation includes a generous bedroom with patio doors opening to the rear, a practical wet room, and a comfortable living room centred around a feature electric fireplace, adding warmth and character to the space. The kitchen is thoughtfully arranged with ample room for appliances, including plumbing for a washing machine and tumble dryer or dishwasher, along with space for a tall freestanding fridge freezer and cooker. Outside, residents can enjoy the beautifully kept communal gardens, providing a peaceful setting to relax and unwind. Crownlee is especially popular for its friendly atmosphere, tranquil surroundings and well-established community feel. More than simply a place to live, it offers the opportunity to enjoy a secure, sociable and fulfilling way of life. Viewing comes highly recommended to fully appreciate all the community has to offer.



Entrance Hallway

Entrance via UPVC double glazed front door. Access to the loft. Wood effect laminate flooring. Radiator. Ceiling light fitting. Storage cupboard. Coving to ceiling. Doors leading enough to all ground floor accommodation.

Living Room

12'7" x 10'6" (3.84m x 3.2m)
UPVC double glazed leaded window to the front elevation. Features a modern electric fire with surround and hearth. TV aerial socket. Double panel radiator. Wood effect laminate flooring. Ceiling light fitting and two wall lights. Coving to ceiling.
Archway leading through to:-

Kitchen

7'2" x 8'9" (2.18m x 2.67m)
UPVC double glazed window to the rear elevation. Features range of modern eye and base level units in Oak wood effect with contrasting work surfaces over. Inset stainless steel single bowl sink and drainer unit with chrome mixer tap. Space for cooker. Extractor hood. Plumbed and space for washing machine and dishwasher. Space for tall fridge freezer. Part tiled elevations. Tiled flooring. Radiator. Ceiling light fitting. Coving to ceiling.

Bedroom

11'8" x 12'5" (3.56m x 3.78m)
UPVC double glazed door with glazed side panel to the rear elevation, leading out onto the rear garden.

Features mirrored fitted robe storage. Radiator. Ceiling light fitting. Wood effect laminate flooring. TV aerial socket. Coving to ceiling.

Wet Room

7'9" x 4'7" (2.36m x 1.4m)
UPVC double glazed obscured window to the front elevation. Features a two piece suite in white comprising of a low flush WC with wash hand basin set with vanity unit and cupboard storage. Walk-in wet room shower area with wall mounted electric shower and handheld fitment. Fully tiled elevations. Vinyl wet room flooring. Radiator. Ceiling light fitting. Wall mounted vanity mirror. Extractor fan.

Rear Garden

To the rear is an enclosed patio area and communal gardens beyond.

Additional Information

Please note: Crownlee is managed by Fairhaven Housing Association and provides secure accommodation exclusively for residents aged 55 and over. Properties within the development benefit from a Red Chord intercom system, access to a communal centre, and the option of hot and cold meals (available for a modest charge). External maintenance of the grounds is also included, subject to a monthly service fee.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or

give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

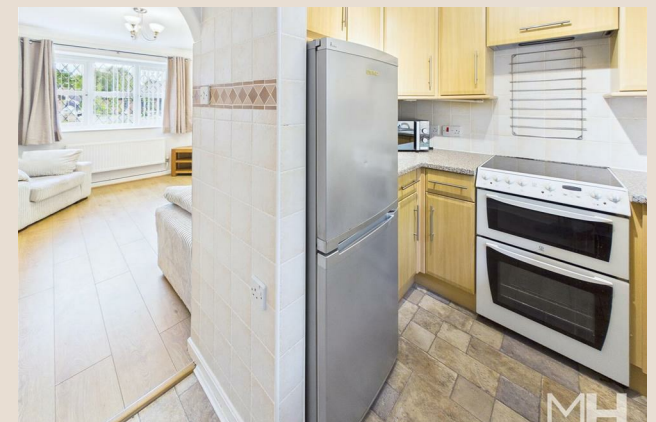
NOTICE:

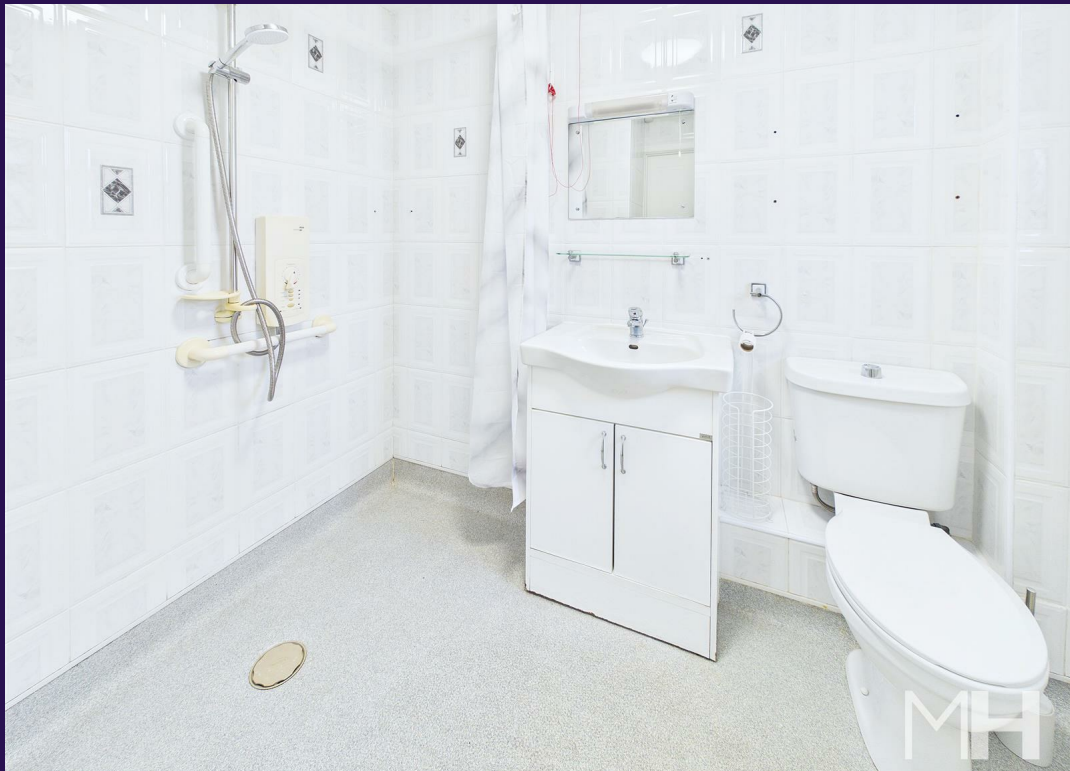
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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ADDITIONAL INFORMATION

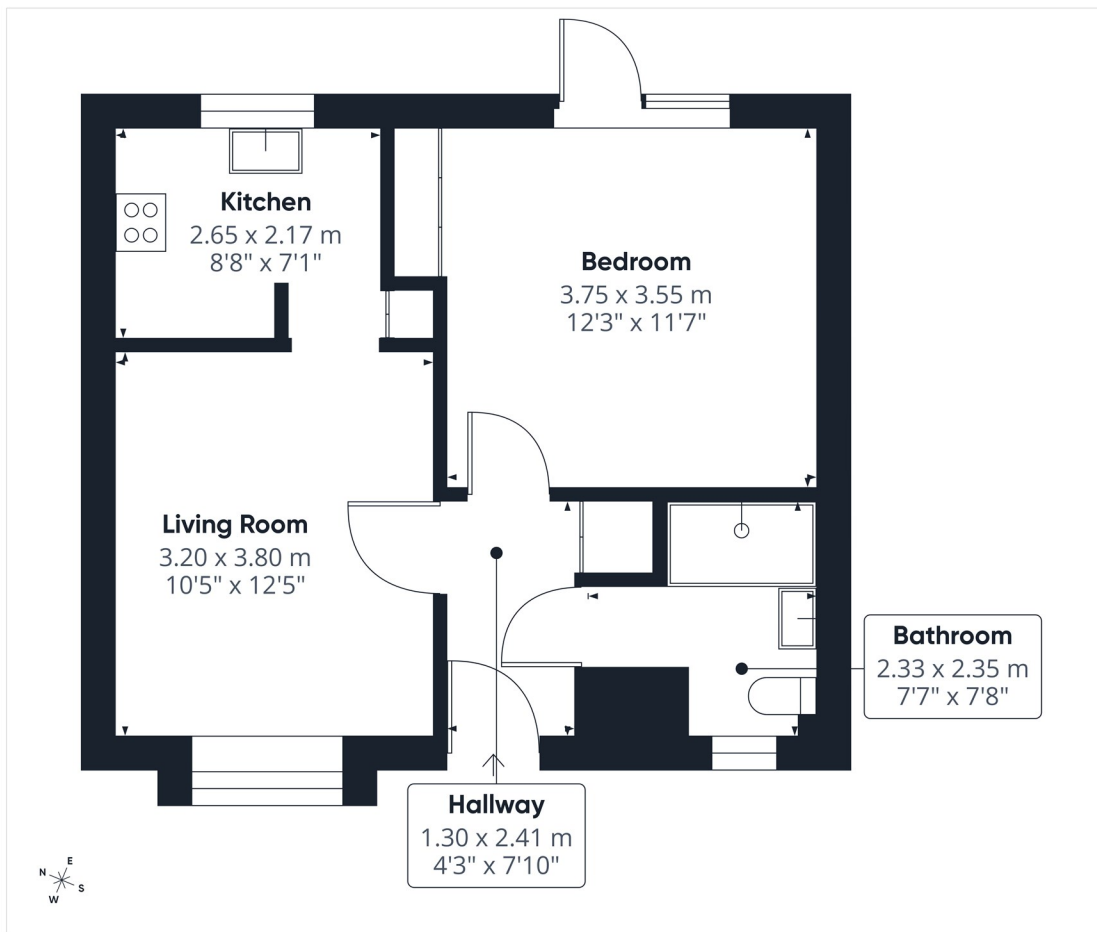
Local Authority – South Ribble Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold

EPC Rating – C

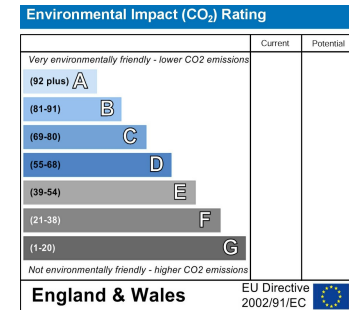
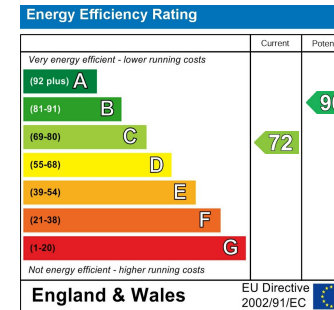
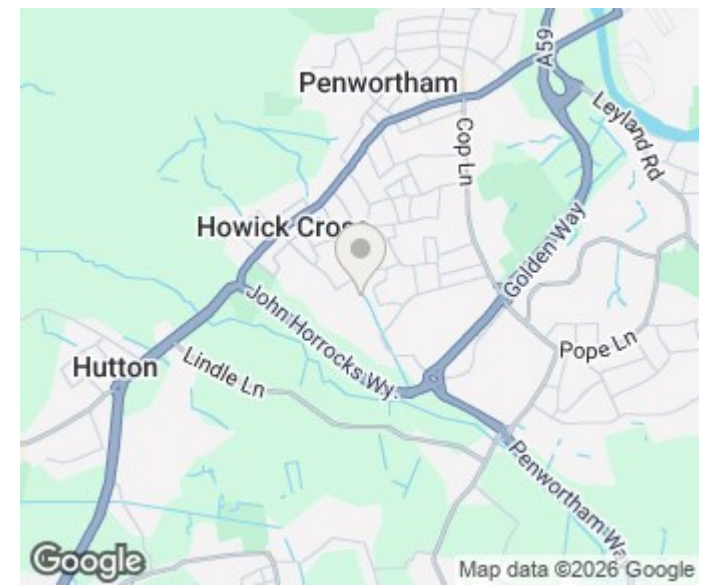


Approximate total area⁽¹⁾
40.8 m²
439 ft²

(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.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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