



LAWRENCE ROONEY
ESTATE AGENTS

20 Fryer Close
Penwortham
Preston
Lancashire
PR1 9DG



Modern news style property positioned within this sought after cul-de-sac being offered for sale with NO CHAIN DELAY. This well presented property would make the perfect first time buy or investment property having living accommodation arranged over ground and first floors briefly comprising: entrance hallway, fitted kitchen/diner, rear lounge with French doors out onto the rear garden, two double bedrooms and a stylish modern shower room. Outside enclosed low maintenance garden at the rear, driveway and a single garage at the front. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly advised.

£159,995

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Porch

External front door and open archway into:

Hall

Open archway into the dining kitchen, laminate flooring and radiator.

Kitchen

8' 1" x 9' 7" (2.46m x 2.92m)

Fitted with a range of wall and base units, work surfaces to complement, inset sink/drain, gas hob, built in oven, space for appliances, double-glazed front window, radiator and a tiled floor.

Rear Lounge

12' 1" x 13' 3" (3.68m x 4.04m)

Stairs to the first floor with storage under, double-glazed French doors open out onto the enclosed rear garden, fire within a surround, laminate flooring, coving and radiator.

Landing

Access to the private spaces.

Bedroom One

10' 0" x 10' 1" (3.05m x 3.07m)

Double-glazed rear window, radiator and built in storage above stairs.

Bedroom Two

12' 0" x 6' 7" (3.66m x 2.01m)

Double-glazed front window and radiator.

Shower Room


Stylish modern shower room has a walk in shower cubicle, pedestal wash hand basin and low level W.C. Attractive panelled walls and ceiling.

Outside

To the front driveway for parking and access to the garage. Attached to the porch is a useful store also housing the central heating boiler.

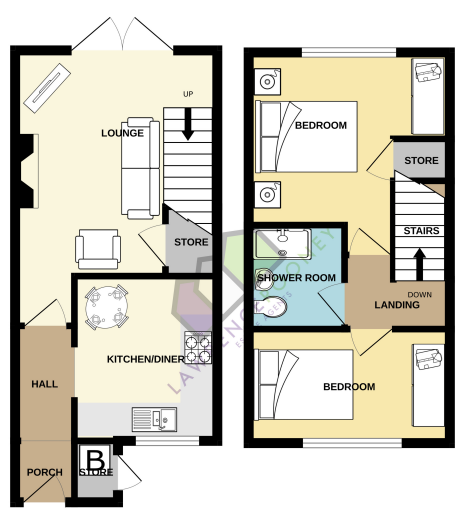


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR 1ST FLOOR



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