



**LAWRENCE ROONEY**  
ESTATE AGENTS

**Florida House Marshalls Brow**  
**Penwortham**  
**Preston**  
**Lancashire**  
**PR1 9JA**



Extended traditional semi-detached property positioned within this sought after Penwortham address. A fantastic family home located close to local amenities, park, schools and transport networks having living accommodation arranged over ground and first floors comprising: entrance porch, hallway, bay fronted lounge, dining room, kitchen, rear porch, utility room, cloakroom, three bedrooms and a bathroom. Outside driveway for off road parking, garden area, gated access to a further driveway, detached tandem garage and an enclosed rear garden. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early Viewing is advised.

**£220,000**

**OPEN 7 DAYS A WEEK**

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## Entrance Porch

External side door, side and front window and inner door into:

## Hallway

Stairs to the first floor and radiator.

## Lounge

12' 0" x 14' 2" (3.66m x 4.32m) Double-glazed bay window to the front elevation with attractive top lights, wood fire surround houses a gas fire, shaped radiator to the bay and coving.

## Dining Room

12' 0" x 15' 2" (3.66m x 4.62m) Versatile and spacious reception space having a full height double glazed rear window, gas fire, radiator, exposed floor boards and built in alcove cupboard.

## Kitchen

9' 9" x 10' 3" (2.97m x 3.12m) Fitted with a excellent range of units, work surfaces to complement, inset sink/drain, space for appliances, radiator, tiled floor and double-glazed rear window.

Open to:

## Rear Porch

External side door and access into:

## Utility Room

5' 9" x 8' 5" (1.75m x 2.57m) Useful utility space having a double-glazed side window, tiled floor, radiator and space for appliances.

Access to:

## Cloakroom

Double-glazed side window and a two piece suite.

## Landing

Double-glazed side window with attractive stained glass panels.

## Bedroom One

12' 0" x 14' 0" (3.66m x 4.27m) Double-glazed bay window the front, shaped radiator to the bay and built in storage to the alcoves.

## Bedroom Two

12' 0" x 15' 2" (3.66m x 4.62m) Double-glazed rear window, radiator and built in alcove storage housing the central heating boiler.

## Bedroom Three

5' 9" x 7' 8" (1.75m x 2.34m) Double-glazed front window and radiator.

## Bathroom

Three-piece suite in white comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted side window, tiled to complement and radiator.

## Garage

Detached tandem style garage with side windows, 70/30 split front doors, power and light points.

## Gardens

To the front driveway has off road parking space, lawn with planted border and gated side access to additional parking and access to the rear. The rear garden is fully enclosed having a patio area, steps up to a lawn and fencing to the boundaries.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



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