



**LAWRENCE ROONEY**  
ESTATE AGENTS

18 Acorn Close, Penwortham,  
Preston, Lancashire PR1 0UQ

£235,000

# **18 Acorn Close, Penwortham, Preston, PR1 0UQ**

**Modern mews style townhouse  
positioned within a cul-de-sac  
offering spacious and versatile  
living accommodation arranged  
over three levels.**

- Modern Town House
- Three / Four Bedrooms
- Versatile & Spacious Accommodation
- Bathroom & En-Suite
- Convenient Location
- Council Tax Band C
- Cul-de-Sac Location

Modern mews style townhouse positioned within a cul-de-sac offering spacious and versatile living accommodation arranged over three levels. Ideally placed for access to the local amenities, reputable schools and also the transport networks this superb family home comprises: open storm porch, hallway, study/bedroom/dining room, cloakroom, open plan dining kitchen, first floor landing, lounge with juliet balcony, bedroom three, bathroom, second floor landing, double bedroom two, principal bedroom with fitted wardrobes and en-suite shower room. Outside allocated parking for two cars and a fully enclosed low maintenance rear garden. This property benefits from double-glazing throughout and is warmed via a gas fired central heating system. Viewing is advised to fully appreciate.

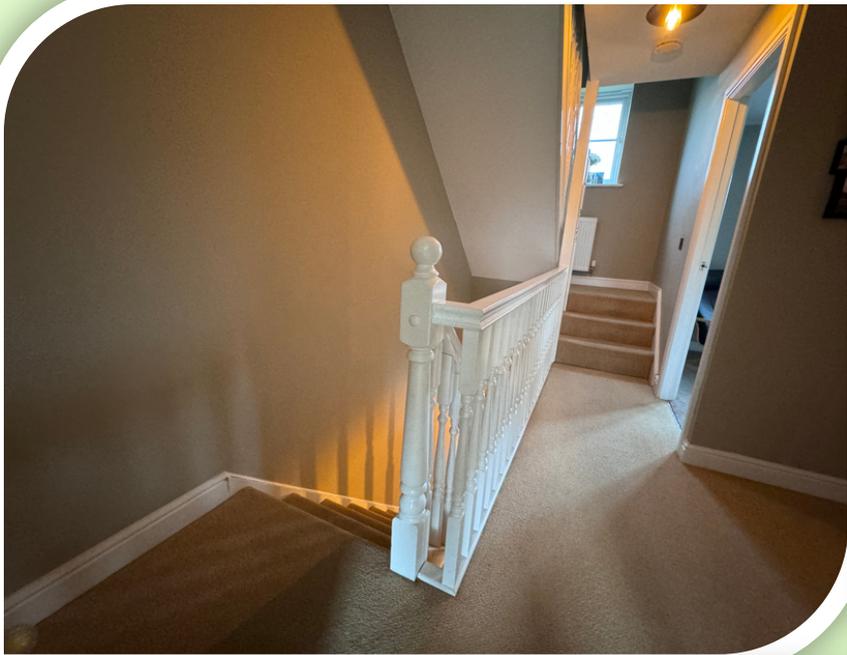


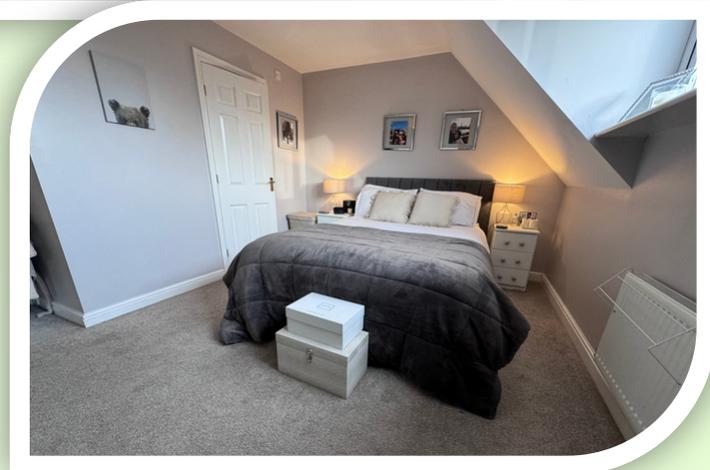
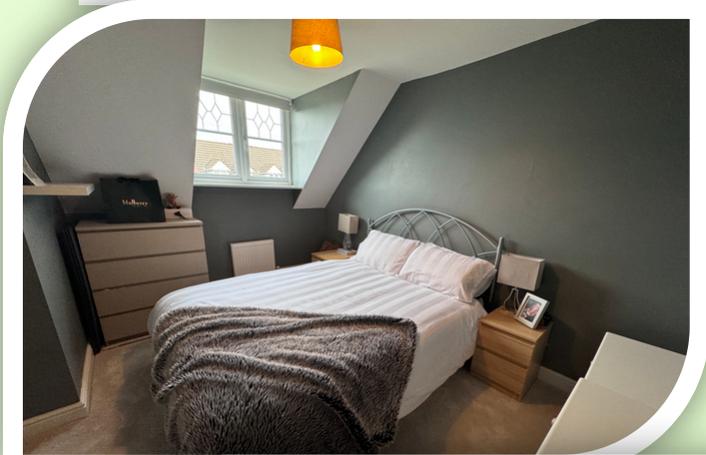
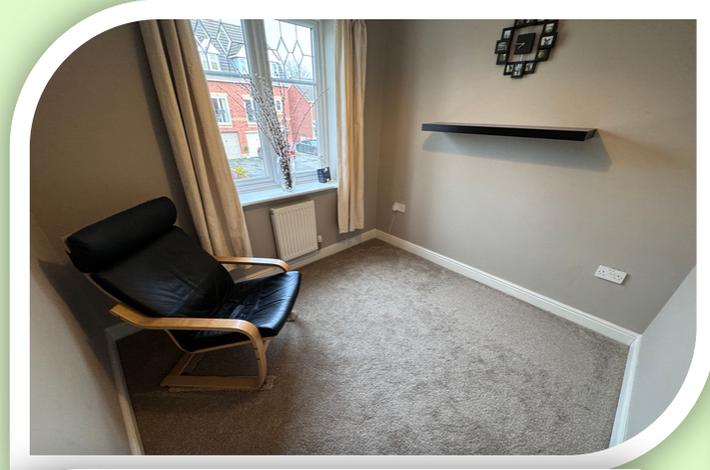


## GROUND FLOOR

The property is accessed via the open storm porch and into the entrance hallway having stairs up to the first floor and wood effect flooring. The room to the left is currently utilised as a home office however could also be a further bedroom or reception room. Spanning across the rear of the property is the open plan dining kitchen fitted with an excellent range of units, work surfaces to complement, inset sink/drainer, oven, gas hob, space for appliances, sliding patio doors out onto the rear garden, wall mounted boiler, laminate flooring and radiator.







## FIRST FLOOR

From the first floor landing the principal reception room is the spacious lounge with a set of French doors to the rear opening to a Juliet balcony. A bathroom is fitted with a white three piece suite comprising: panelled bath, pedestal wash hand basin and low level W.C. Bedroom three has a front window and radiator.

## SECOND FLOOR

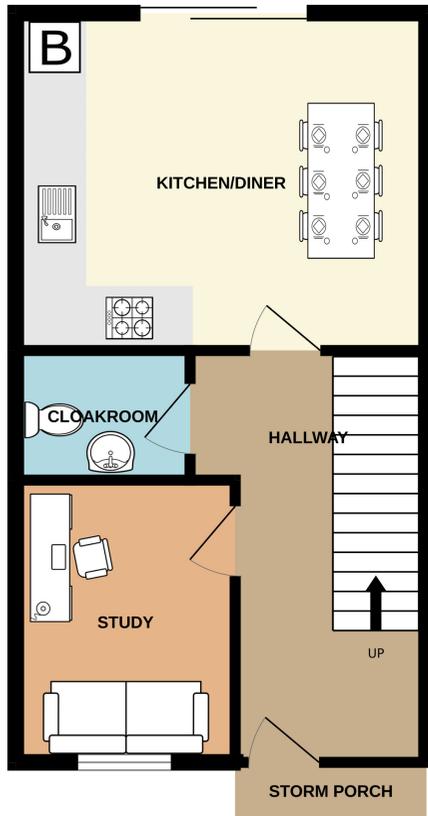
To the second floor the main bedroom has a rear window, radiator and fitted wardrobes. Access to a three en-suite shower room fitted with: step in shower cubicle, pedestal wash basin and a low level W.C. The second double bedroom has a front window, radiator and space for wardrobes.



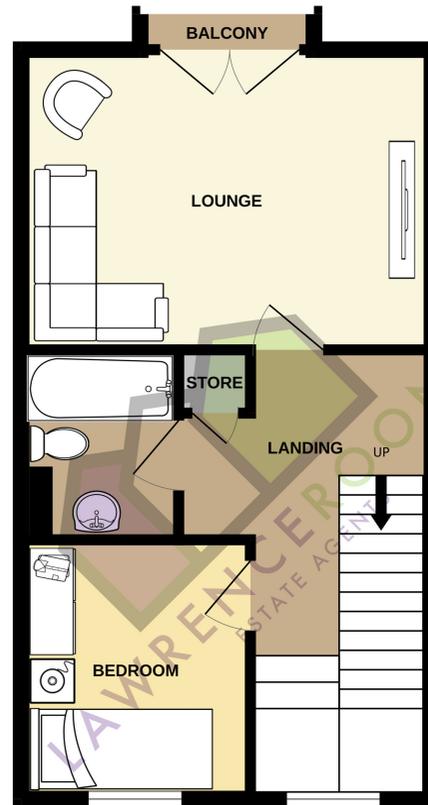
## OUTSIDE

Lawn to the front with planted border and paved pathway. The rear is fully enclosed with fencing, artificial lawn, paved patio, timber shed and gated access to parking bay.

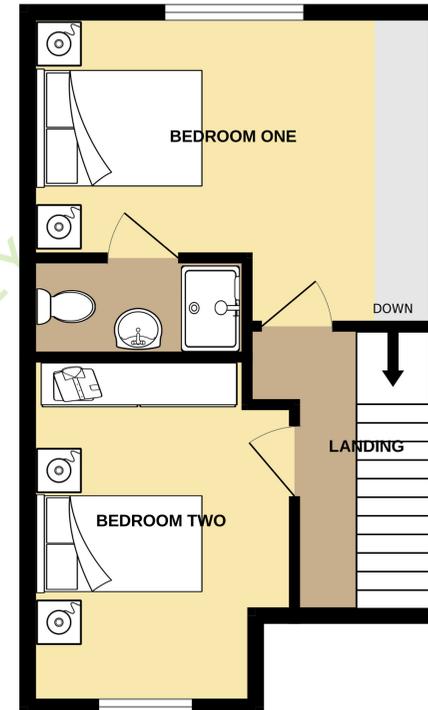
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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