



LAWRENCE ROONEY  
ESTATE AGENTS

10 Riverside Road  
Penwortham  
Preston  
Lancashire  
PR1 9RE



Charming end of terrace property offered for sale with NO CHAIN DELAY. This spacious traditional home offers a picturesque view over the River Ribble, also being conveniently positioned for access to the city centre, railway networks, school and local amenities. The living accommodation is arranged over ground and first floors briefly comprising: entrance vestibule, bay fronted lounge, dining kitchen, utility room, cloakroom, two bedrooms and a three piece bathroom. Outside low maintenance garden area to the front and fully enclosed yard at the rear. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

£160,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

## Entrance Vestibule

External front door and an inner door into:

## Lounge

13' 6" x 11' 10" (4.11m x 3.61m)

Double-glazed bay window to the front elevation, wall mounted electric fire, meter cupboard to the alcove, radiator and coving.

## Kitchen/Diner

13' 3" x 12' 7" (4.04m x 3.84m)

The dining kitchen has stairs leading to the first floor, dual elevation window and open doorway through to the useful rear utility room. Excellent range of modern fitted kitchen units with contrasting work surfaces to complement, inset sink/drain, built in double oven, hob with extractor canopy over, wood effect flooring and radiator.

## Utility Room

Useful utility room has a Velux roof light, wall mounted boiler, space for laundry appliances, external side door and access to:

## W.C.

Two piece suite in white and a double-glazed frosted side window.

## Landing

Double-glazed side window and access to the private spaces.

## Bedroom One

13' 6" x 11' 6" (4.11m x 3.51m)

Double-glazed front window, radiator and coving.

## Bedroom Two

7' 2" x 12' 3" (2.18m x 3.73m)

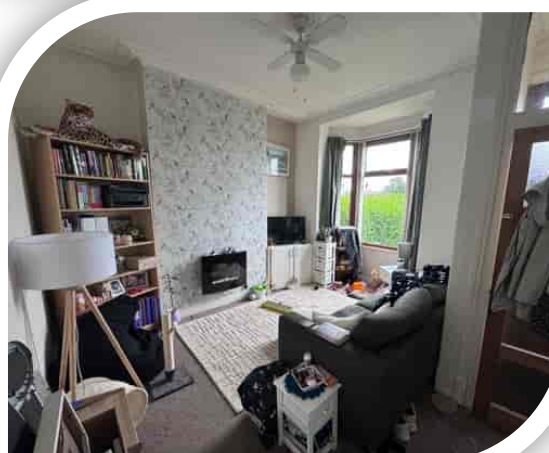
Double-glazed rear window, radiator and coving.

## Bathroom


White three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Tiled to complement, radiator and a Velux roof light.

## Outside

Gated access to a low maintenance front garden. To the rear the fully enclosed yard faces south being paved for easy maintenance and gated side access.



### Energy Efficiency Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient - lower running costs |                         |   |
| (92+) <b>A</b>                              |                         |   |
| (81-91) <b>B</b>                            |                         | 82  |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            | 61                      |   |
| (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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and are not guaranteed. It is the user's responsibility to verify the accuracy of this plan. It is for illustrative purposes only and should be used in conjunction with any other information provided. The services, options and equipment shown here are not intended as a guarantee as to their availability or efficiency can be given. Plans will follow C1004



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