



LAWRENCE ROONEY  
ESTATE AGENTS

12 Newlands Avenue

Penwortham

Preston

Lancashire

PR1 0QY



Extended and fully renovated semi-detached bungalow offered for sale with NO CHAIN DELAY. This true bungalow has been the subject of an extensive programme of works and finished to the current vendors exacting standards, the accommodation comprises: entrance hallway, lounge, three bedrooms or two with an office, open plan dining kitchen and a four piece bathroom suite. Outside reinforced driveway, new detached single garage and low maintenance garden areas to three elevations. The property benefits from double-glazing throughout and is warmed via a gas fired central. Ideal for those wanting to downsize their accommodation and an early viewing is highly advised.

£250,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

### **Entrance Hallway**

External side door, radiator, loft access and built in storage cupboard.

### **Bedroom/Study**

6' 8" x 7' 2" (2.03m x 2.18m) Double-glazed side window and radiator.

### **Bedroom**

8' 2" x 8' 11" (2.49m x 2.72m) Double-glazed front window and radiator.

### **Lounge**

10' 8" x 13' 9" (3.25m x 4.19m) Double-glazed front window and radiator.

### **Bedroom One**

9' 3" x 12' 7" (2.82m x 3.84m) Double-glazed rear window, radiator and built in storage cupboard housing the central heating boiler.

### **Kitchen**

17' 7" x 7' 8" (5.36m x 2.34m) Open from the hallway is a dining area with double-glazed French doors out onto the rear patio, radiator and wood effect flooring. Open plan into a stylish fitted kitchen offering a range of modern units with wood effect work surfaces to complement, double-glazed side window, inset sink/drain, hob with extractor canopy over, built in oven and space for appliances.

### **Garage**


Brand new detached single garage with power and light points.

### **Outside**

Paved and reinforced driveway accessed off Chesmere drive offers off road parking. Gated access into a paved rear patio and side garden with artificial lawn. The front garden area has raised planters, gravel inserts and fencing to the boundaries.

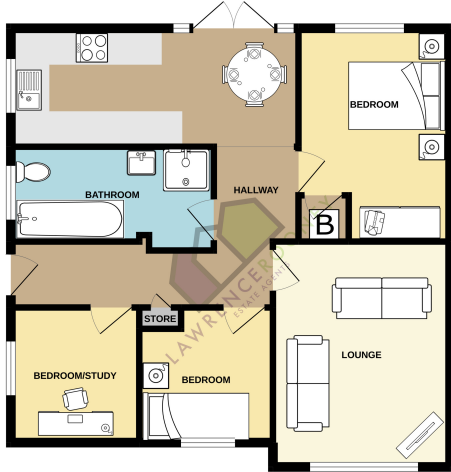


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</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	



GROUND FLOOR



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LAWRENCE RENOVATION



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