



LAWRENCE ROONEY
ESTATE AGENTS

**47 Hawksbury
Drive
Penwortham
Preston
Lancashire
PR1 9EH**



This spacious semi-detached property is ideally placed for access to the local amenities, schools and the transport networks. A superb family home which offers three bedrooms, modern bathroom and a generous rear garden backing onto playing fields. The well presented living accommodation is arranged over ground and first floors briefly comprising: entrance hallway, lounge, modern fitted kitchen/diner, useful utility room, three good sized bedrooms and a stylish modern four piece bathroom suite. Outside to the front garden and driveway has space for two cars, at the rear a generous fully enclosed garden backing onto school playing fields. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

£175,000

OPEN 7 DAYS A WEEK

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Entrance Hallway

External door to the front elevation, radiator and stairs to the first floor.

Lounge

13' 2" x 12' 8" (4.01m x 3.86m)

Double-glazed front window, radiator, gas fire within a surround and laminate flooring.

Dining Kitchen

12' 9" x 10' 4" (3.89m x 3.15m)

Excellent range of fitted units with work surfaces to complement, inset sink/drain, built in oven, gas hob with extractor over, radiator, coving, tiled floor and rear window.

Utility Room

5' 8" x 7' 1" (1.73m x 2.16m)

Useful utility room has fitted units, space for laundry appliances, side window, external rear door and wall mounted central heating boiler.

Landing

Side window.

Bedroom One

10' 8" x 12' 9" (3.25m x 3.89m)

Spacious main bedroom has a front window and radiator.

Bedroom Two

10' 1" x 11' 5" (3.07m x 3.48m)

Rear window, radiator and laminate flooring.

Bedroom Three

8' 0" x 9' 4" (2.44m x 2.84m)

Front window, radiator and built in storage.

Bathroom

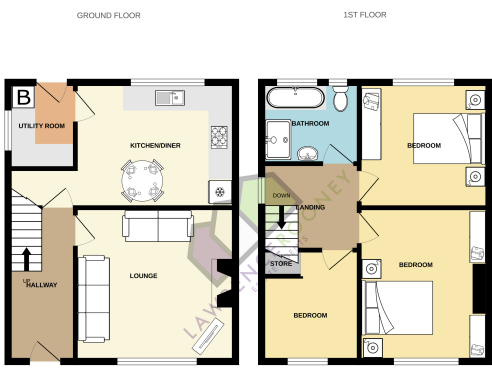
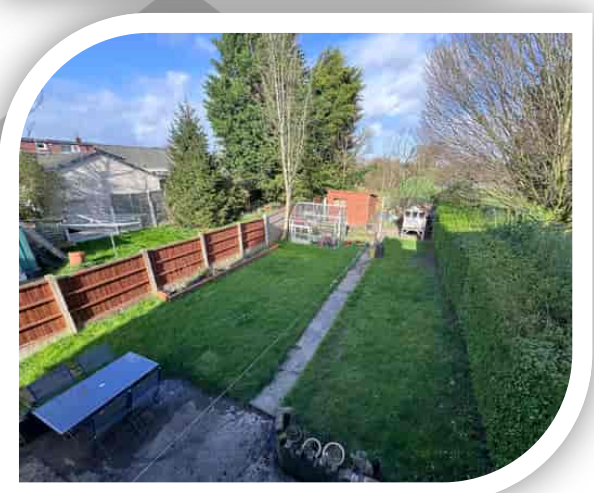
7' 9" x 7' 2" (2.36m x 2.18m)

Modern four piece suite in white comprises: double end bath, step in shower cubicle, pedestal wash hand basin and low level W.C. Two frosted rear windows and tiled to complement.

Outside

To the front, driveway can accommodate two cars and garden is laid to lawn. Gated access into the generous rear garden mostly laid to lawn, patio area, vegetable planters, hedging or fencing to the boundaries and beyond the rear boundary are school playing fields.





While every effort has been made to ensure the accuracy of the description contained here, measurements of space, volume, area and other areas are approximate and no responsibility is taken for any error or omission in the description. The plans for illustration purposes only and therefore need to call the real prospective purchaser. The furniture, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. See the plans.





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Lawrence Rooney Estate Agents
3 Oak Gardens, Longton, Lancashire, PR4 5XP

01772614433
info@lawrencerooney.co.uk
www.lawrencerooney.co.uk

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