



LAWRENCE ROONEY
ESTATE AGENTS

6 Clovelly Drive, Penwortham,
Preston, Lancashire PR1 0QX

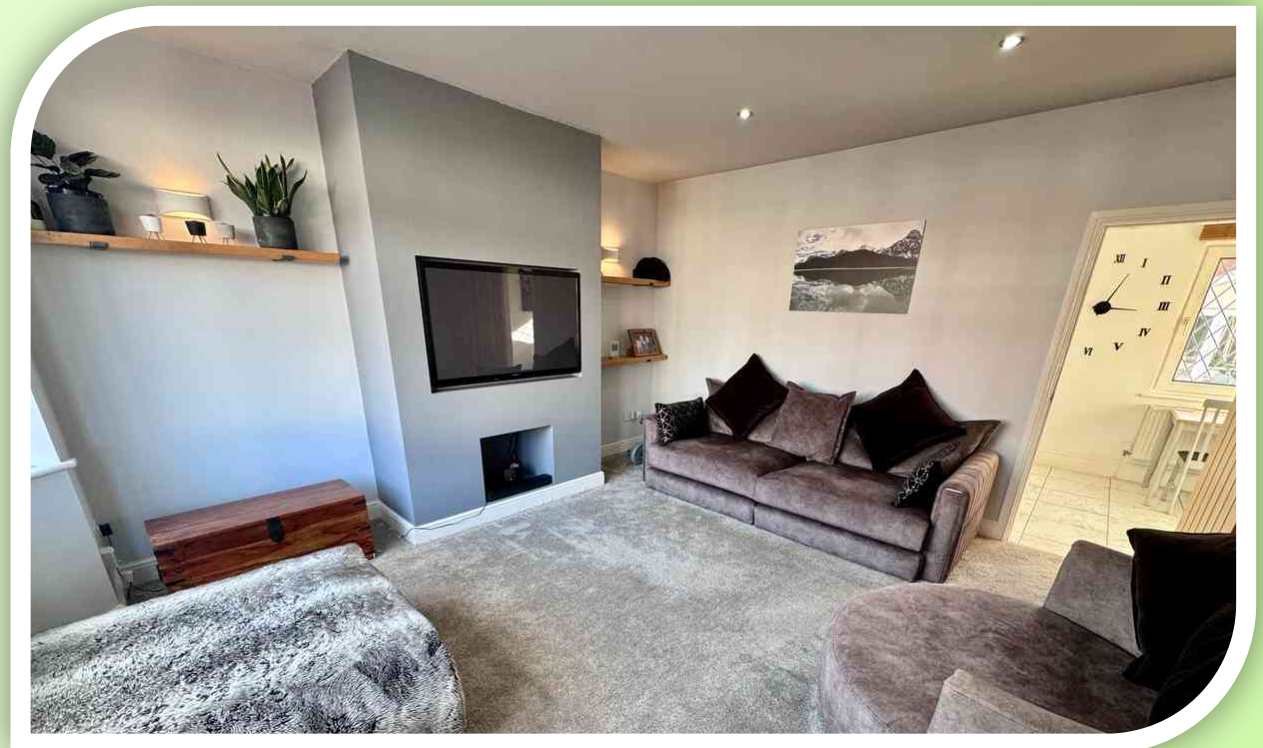
£285,000

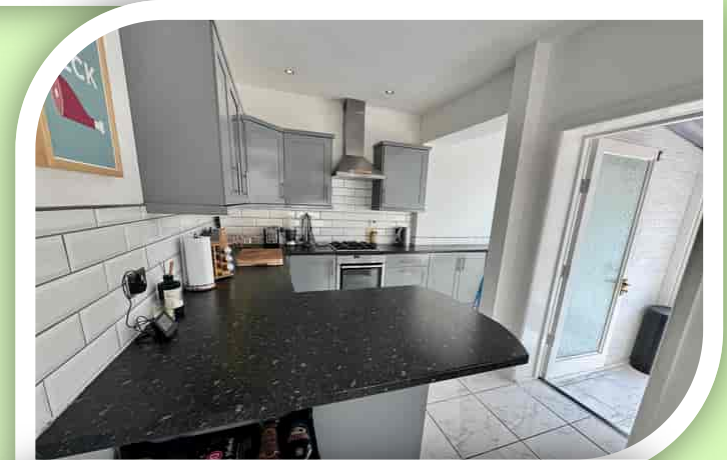
6 Clovelly Drive, Penwortham, Preston, Lancashire, PR1 0QX

**Superb family home positioned
close to reputable schools and
amenities being offered for sale
with NO CHAIN DELAY**

- Well Presented Semi-Detached
- Superb Family Home
- Generous Rear Garden
- Useful Multi Purpose Outbuilding
- Three Bedrooms
- Open Plan Kitchen Diner
- Double Driveway
- Close to Schools and Amenities
- NO CHAIN DELAY

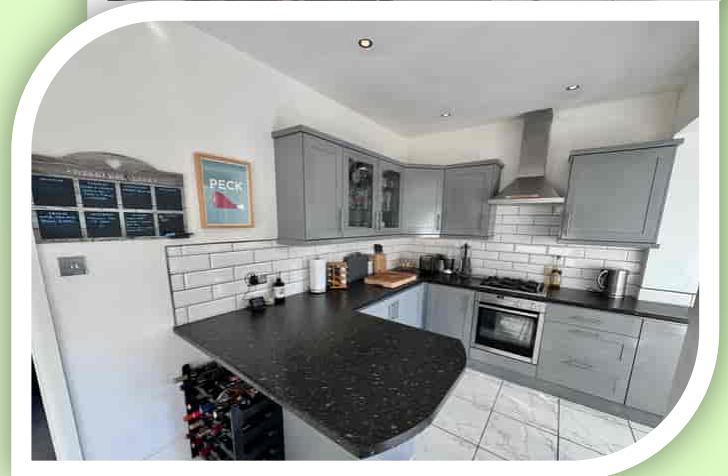
A superb family home positioned within easy reach of reputable schools, the vibrant centre of higher Penwortham and transport links. Well presented throughout this charming semi-detached home also boasts a generous rear garden and a useful outbuilding. The living accommodation is arranged over ground and first floors briefly comprising: entrance hallway, bay fronted lounge, L-shaped open plan dining kitchen, utility porch, three bedrooms and a white three piece bathroom suite. Outside driveway to the front offers off road parking, to the rear a fully enclosed garden features an extensive patio and multi purpose outbuilding. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Offered for sale with NO CHAIN DELAY, early viewing is highly advised.

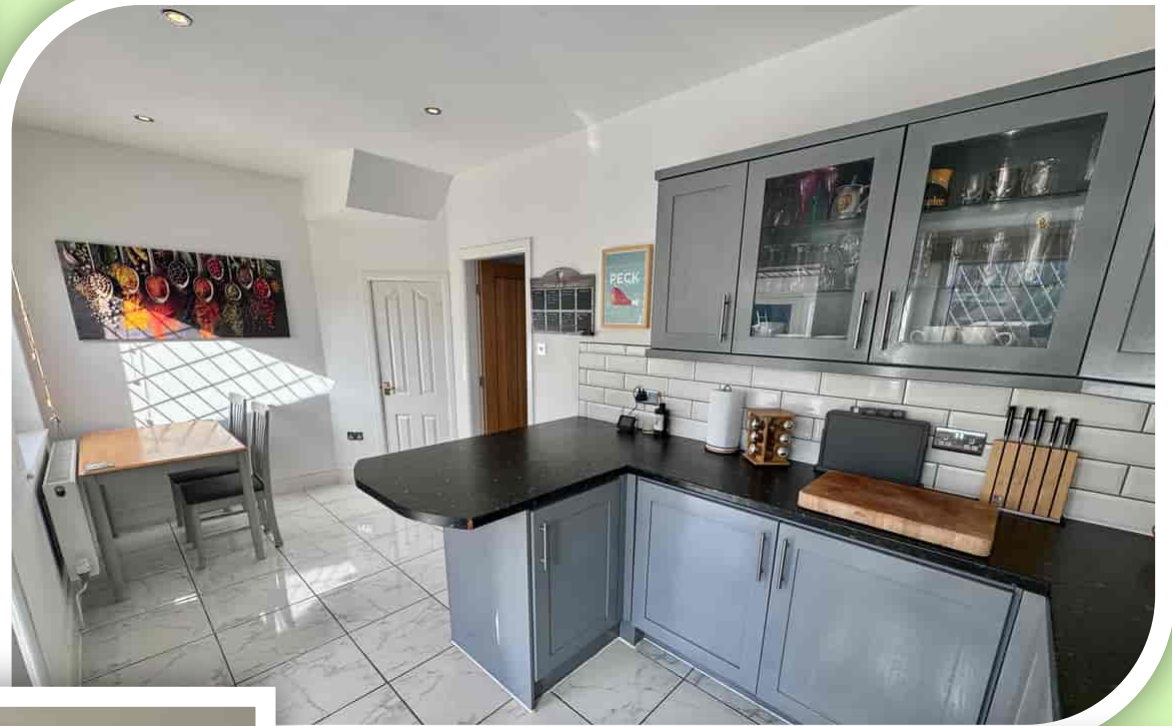




GROUND FLOOR

Access to the property is taken via the entrance hall having stairs to the first floor and doorway into the lounge. A spacious reception space with bay window to the front elevation, recess for a fire within the chimney breast and housing for a wall mounted television above, radiator and wall light points. Across the rear of property is an L-shaped kitchen/diner and a useful utility porch addition. The kitchen is fitted with a wide range of units, work surfaces to complement also form a breakfast bar, inset sink/drain, gas hob with extractor canopy over, built in oven, integrated fridge, space for a washing machine, tiled splashbacks, rear window, a tiled floor flows across to the dining area having a rear window, radiator and storage cupboard housing the central heating boiler. External door into a utility porch with a worktop, tiled floor and French doors open out onto the rear garden.







FIRST FLOOR

At the first floor the main bedroom has the bay window to the front elevation and a radiator. The second double bedroom is to the rear of the property having a rear window and a radiator. The third bedroom is currently utilised as a home office with a front facing window and radiator. The bathroom is fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and a low level W.C. Frosted rear window, tiling to complement and ladder towel radiator.



OUTSIDE

At the front the block paved driveway offers ample off road parking also with low level lighting. Gated access to a generous and fully enclosed rear garden comprising: extensive paved patio is ideal for outdoor entertaining, hard standing, raised planter border, lawn with planted border and fencing to the boundaries. A further paved area to a useful outbuilding which would suit a wide range of uses, accessed via double-glazed French doors this multi purpose space has a base unit with inset sink and running water, power and light points and a double-glazed frosted side window.

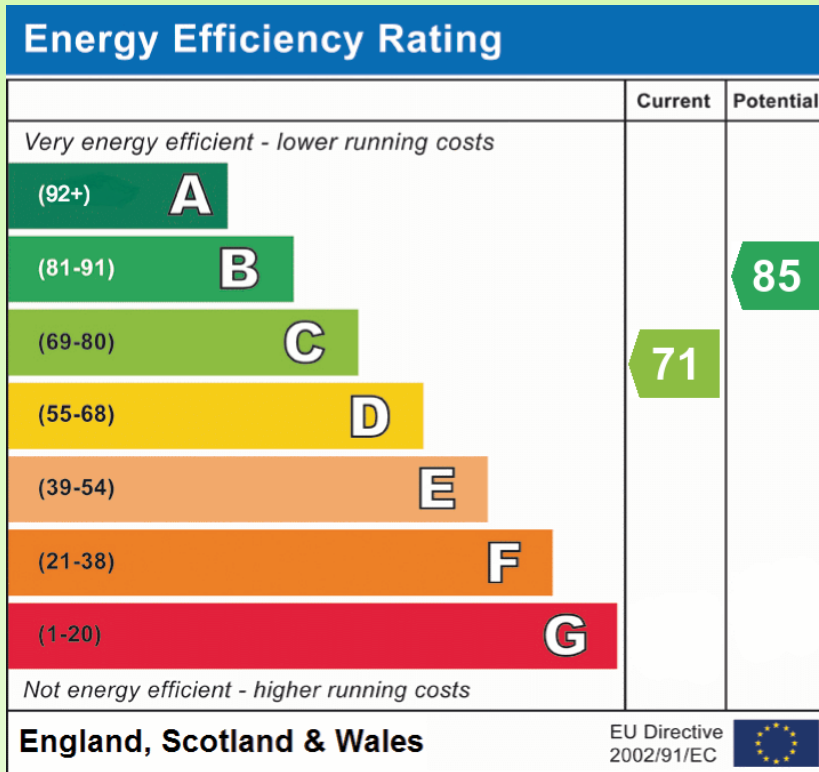


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Lawrence Rooney Estate Agents
 3 Oak Gardens, Longton, Lancashire PR4 5XP
 01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



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