



**LAWRENCE ROONEY**  
ESTATE AGENTS

15 Houghton Road, Penwortham,  
Preston, Lancashire PR1 9HS

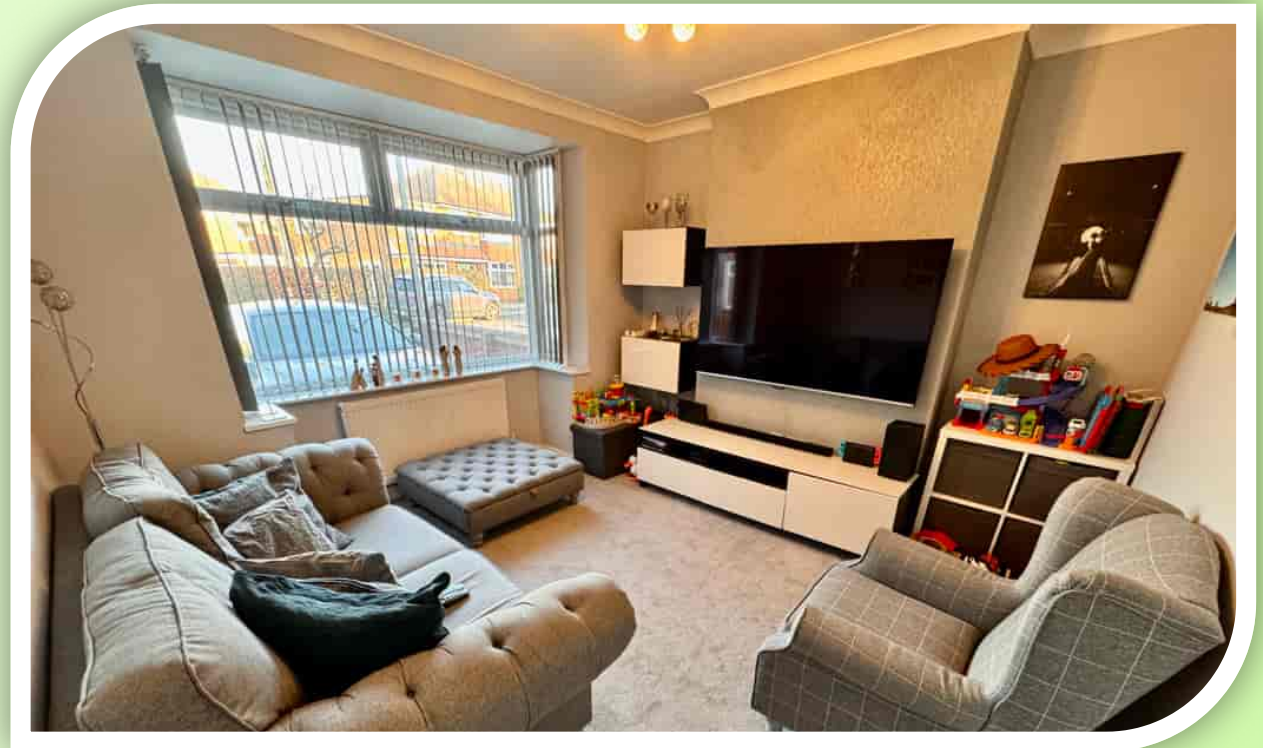
£295,000

# **15 Houghton Road, Penwortham, Preston, Lancashire, PR1 9HS**

**Fabulous family home standing  
within a generous garden tucked  
away in the corner of this  
peaceful cul-de-sac.**

- Semi Detached Property
- Sought After & Convenient Location
- Generous Corner Plot & Driveway
- Council Tax Band C
- Stunning Kitchen/Diner
- Four Piece Bathroom
- Fabulous Family Home

Fabulous family home standing within a generous garden tucked away in the corner of this peaceful cul-de-sac. This fully modernised semi-detached property features a stunning open plan kitchen, four piece bathroom and an extensive garden areas located within easy reach to the amenities of Penwortham school, and transport networks. The living accommodation is arranged over ground and first floors comprising: open storm porch, entrance hallway, bay fronted lounge, stunning open plan kitchen with island counter, useful utility room, three bedrooms and a four piece bathroom suite. Outside driveway to the front can accommodate two cars and the extensive rear garden has been recently landscaped with patio areas, childrens play area and lawn. The property benefits from double-glazing throughout and is warmed via a gas fired central heating system. Viewing is highly recommended.

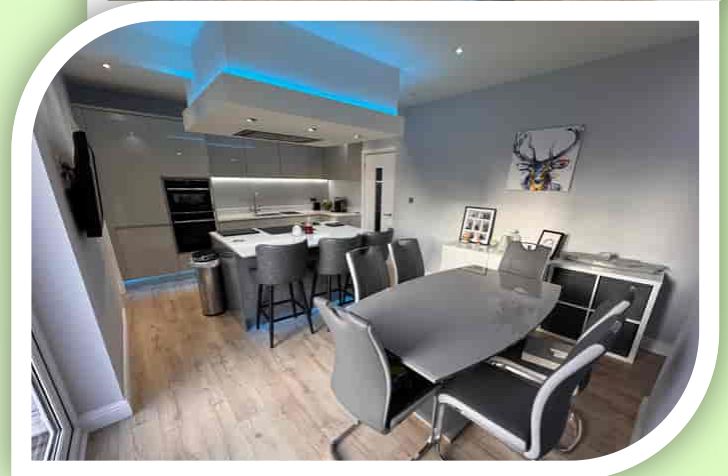


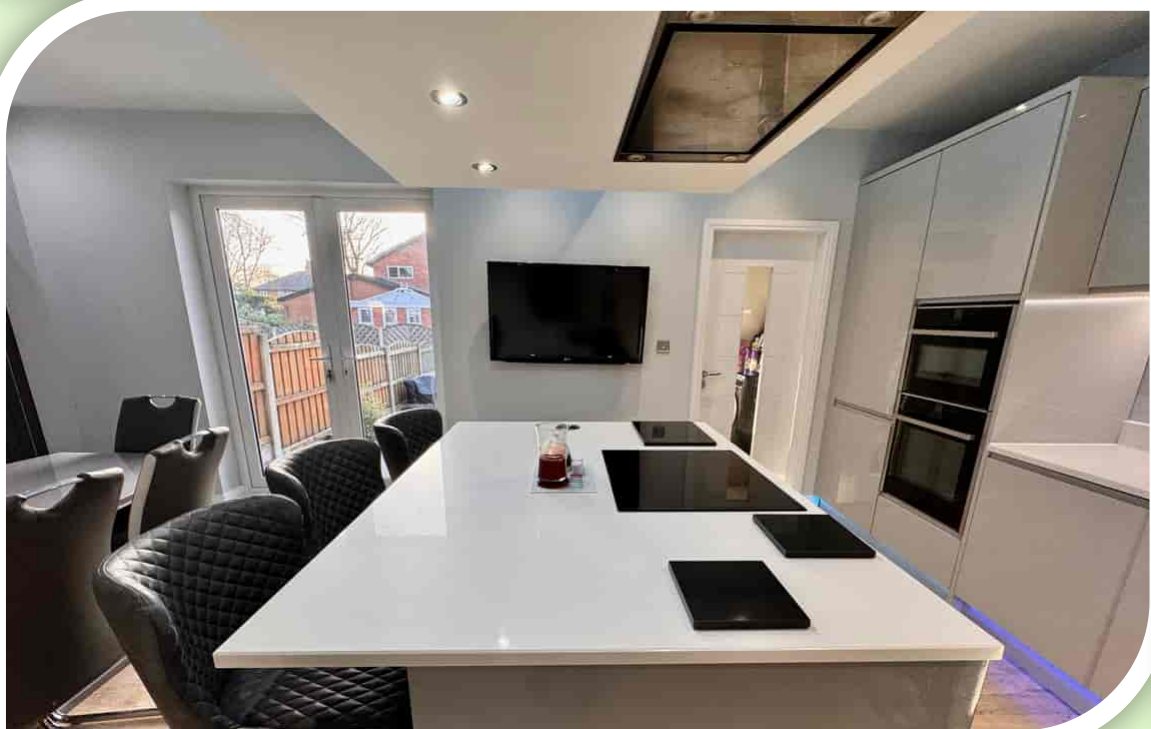
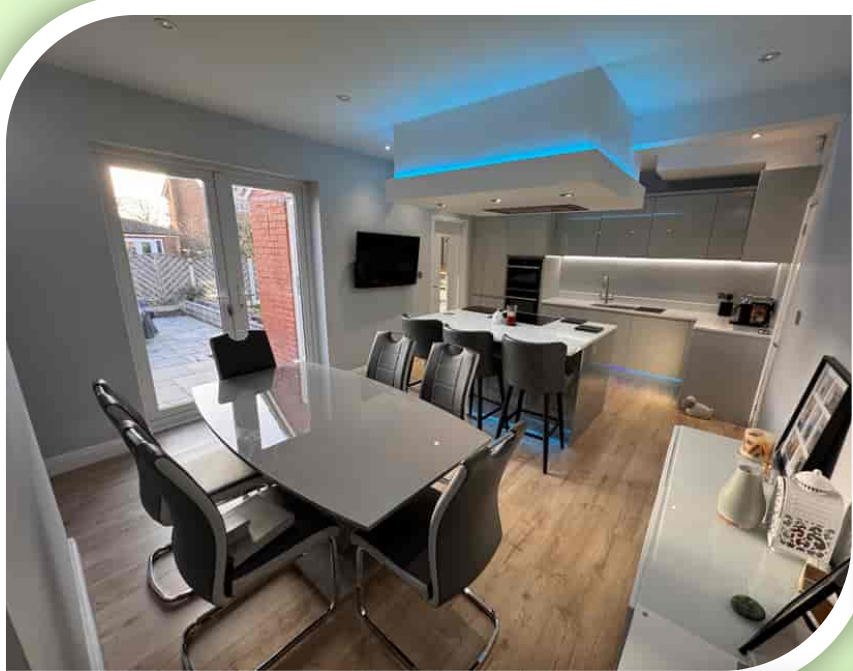




## GROUND FLOOR

Access to the property is via the open storm porch and into the hallway having stairs up to the first floor and access to the lounge or kitchen/diner. To the left the bay fronted lounge has space for a wall mounted television, radiator and coving. Across the rear of the property is a stunning open plan living kitchen, fitted with a stylish range of modern handleless units, Quartz work surfaces and matching island counter/breakfast bar, under set sink, induction hob sited on the island with extractor in ceiling coffer above, Neff ovens, integrated appliances, wood effect flooring, LED lighting, two vertical radiators to the alcoves and a set of French doors open out onto the rear garden. Just off the kitchen is a useful utility room having an external door, rear window and space for laundry appliances.









## FIRST FLOOR

At the first floor there are three good sized bedroom and a modern four piece bathroom suite. The main bedroom is to the rear of the property with a rear window, radiator and space for wardrobes. The second double bedroom has the bay window to the front and radiator. A third bedroom has a front window and radiator. The white bathroom suite comprises a a double end bath, step in shower cubicle, vanity unit with wash hand basin and low level W.C. Complemented with attractive tiling the bathroom also has a frosted rear window and ladder towel radiator.

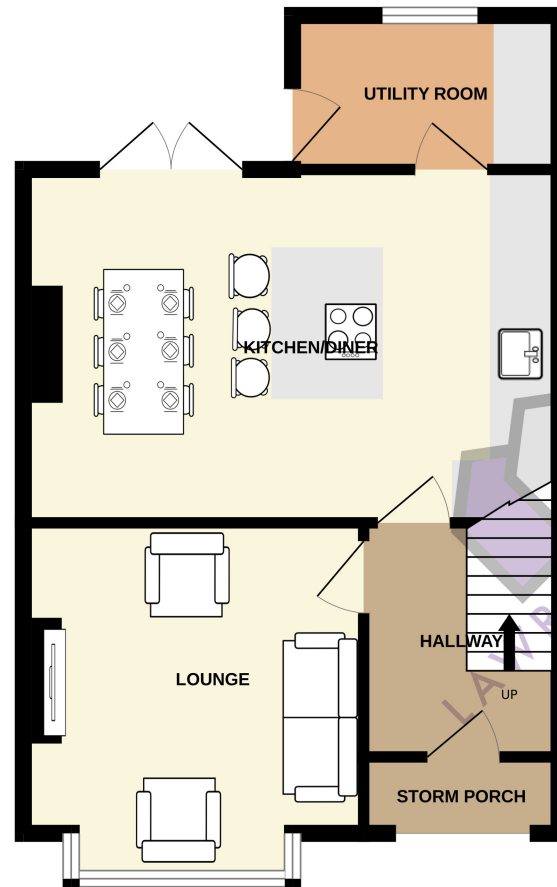


## OUTSIDE

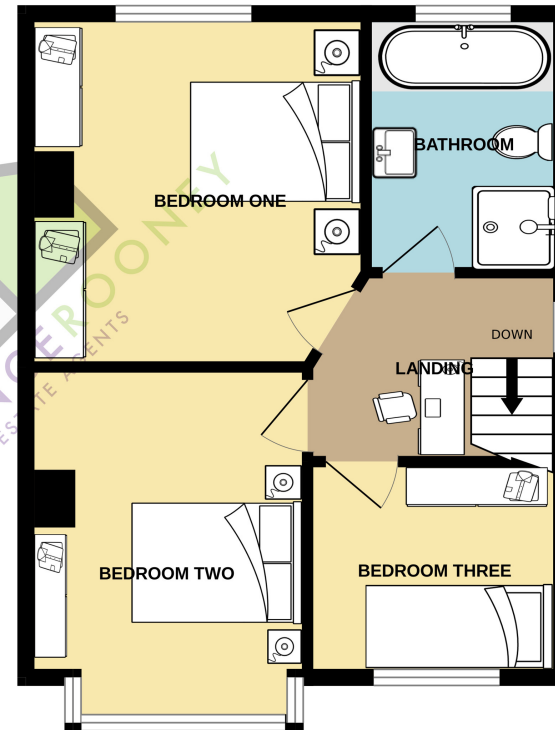
To the front the driveway can accommodate two cars and has gated access into the side garden. The rear and side gardens have recently been landscaped, arranged over two levels there is a paved patio with matching pathways, lawn, planters, detached garage and a wood chipping children's play area.



GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>44</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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