



LAWRENCE ROONEY
ESTATE AGENTS

41 Studholme Crescent,
Penwortham, Preston, Lancashire

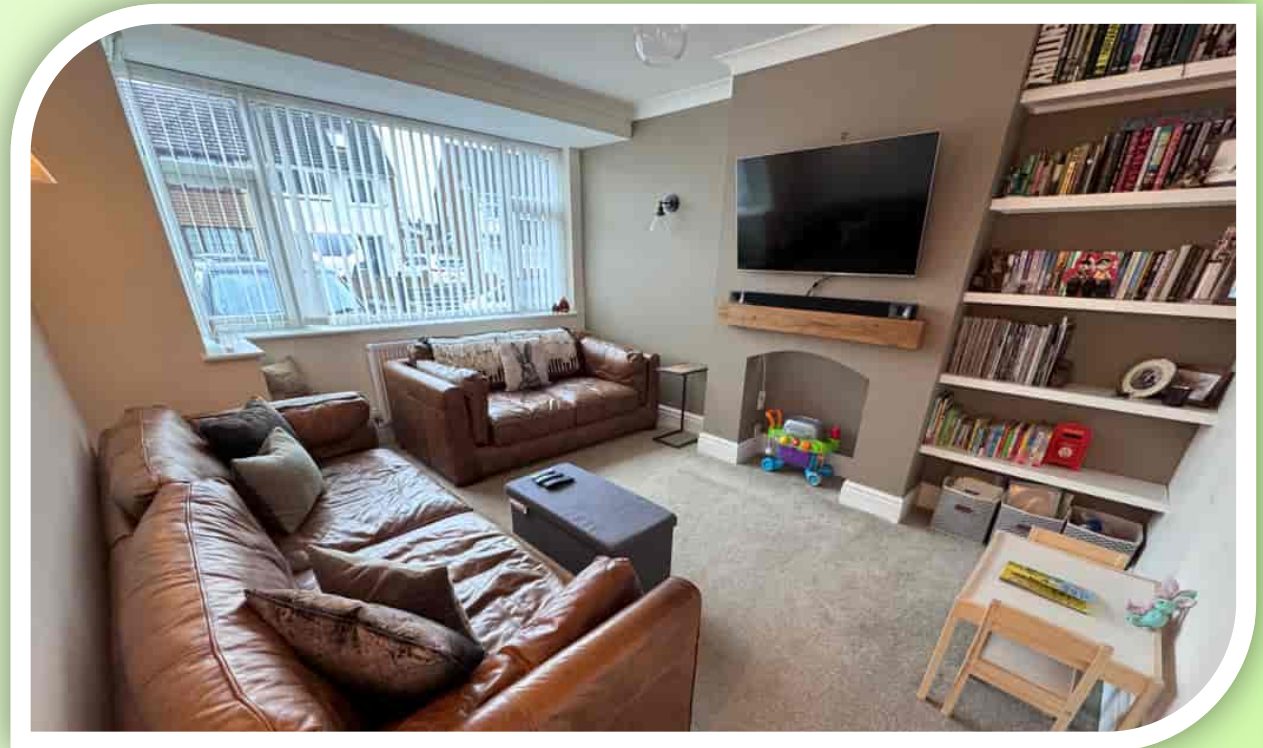
£195,000

41 Studholme Crescent, Penwortham, Preston, Lancashire, PR1 9NE

Beautifully presented semi-detached property boasting a generous rear garden and substantial 23 ft long timber cabin.

- Semi-Detached Property
- Two Double Bedrooms
- Beautifully Presented & Finished Throughout
- Generous & Enclosed Rear Garden
- 23 Ft Long Timber Cabin with Power
- Open Plan With Dining/Breakfast Area
- Council Tax Band B
- Convenient & Popular Location

Beautifully presented semi-detached property boasting a generous rear garden and a substantial timber cabin. Ideally placed for access to schools, amenities and transport links this superb home comprises: entrance porch, hallway, cloakroom, bay fronted lounge, fitted kitchen open to a dining/breakfast area, two double bedrooms and modern bathroom suite. Outside double width driveway to the front, secure gated access to the generous and fully enclosed rear garden. Of particular interest is a 23ft long detached timber cabin, ideal for a wide range of uses with power and two useful stores to the rear currently used as kennels. This property is warmed by a gas fired central heating system and benefits from double-glazing throughout.

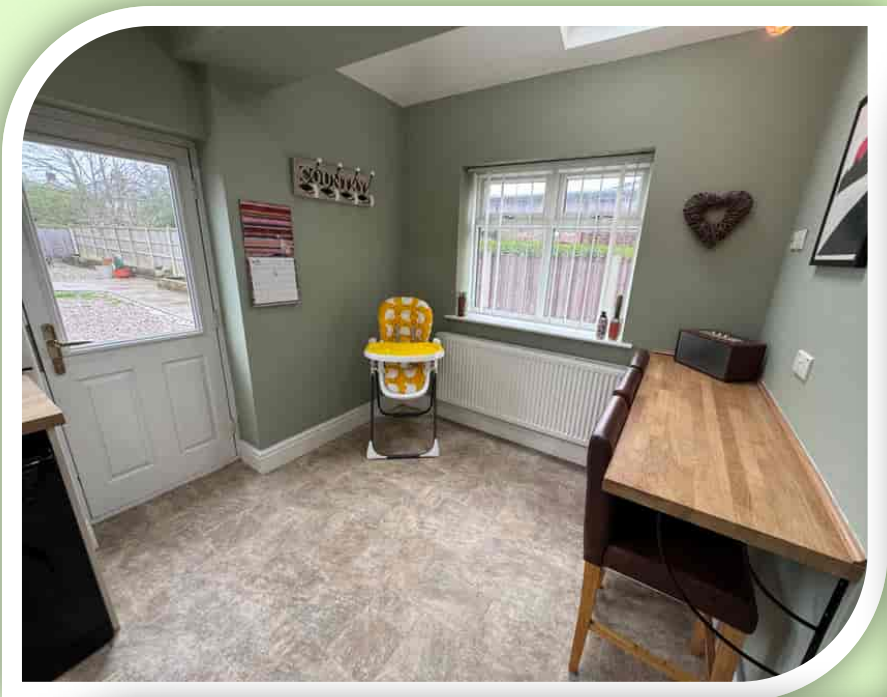




GROUND FLOOR

The property is accessed via the entrance porch and through to an inner hallway with side window and stairs up to the first floor with generous storage cupboard under. To the front of the property the spacious lounge has a bay window to the front elevation, opening for a fire, wall light points, built in shelving to an alcove and radiator. Off the inner hallway is a useful ground floor W.C. Across the rear of the property is an open plan kitchen with dining/breakfast area, the kitchen is fitted with an extensive range of modern units, wood block surfaces to complement, inset sink/drain, hob with extractor over, built in double oven, rear window, external rear door and space for appliances. Open into a dining/breakfast area having a fitted breakfast bar, side window, radiator and Velux roof light.







FIRST FLOOR

Across the first floor the private spaces comprise two double bedrooms and a modern white bathroom suite. The main bedroom is to the front of the property having a bay window, coving, radiator and built in shelving. The second double bedroom has a rear window, radiator and fitted wardrobes with sliding doors across one wall. A bathroom is expertly tiled being fitted with a white three piece suite comprising: panelled shower bath, pedestal wash hand basin and low level W.C. Frosted side window and a mosaic style floor.

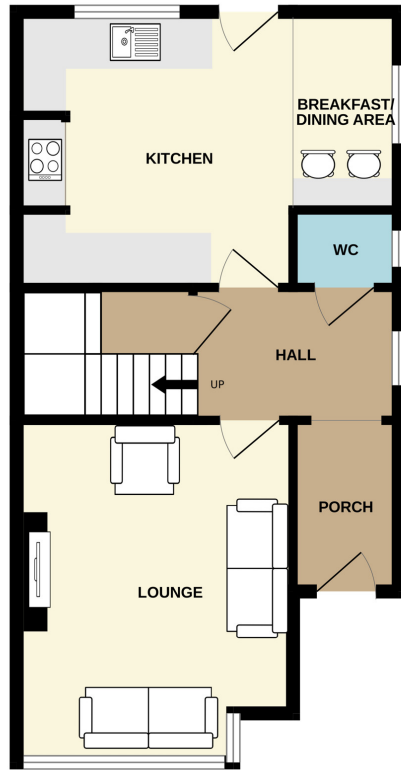


OUTSIDE

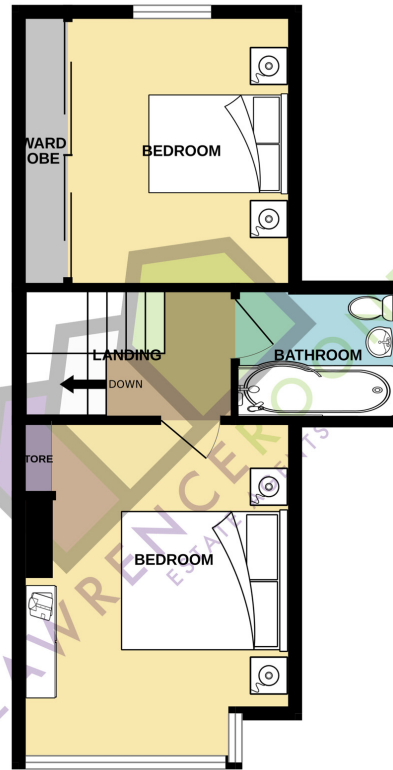
At the front the paved double width driveway has space for two cars and secure gated access to the side and rear outside areas. The generous rear garden has the advantage of being fully enclosed, extensive paved patio with matching pathway, railway sleeper raised side planter and outside power point. Perfect as a workshop, hobby room, garage or even a home office is the substantial timber cabin with double doors to the front elevation side door, side window, power and light points. Attached to the rear of the cabin are two useful stores currently utilised as kennels.

INTERIOR PHOTO

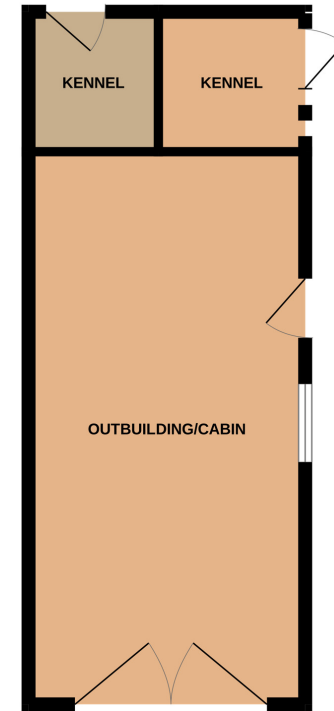
GROUND FLOOR



1ST FLOOR



OUTSIDE




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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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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