



LAWRENCE ROONEY
ESTATE AGENTS

14 Alcester Avenue, Penwortham,
Preston, Lancashire PR1 9XN

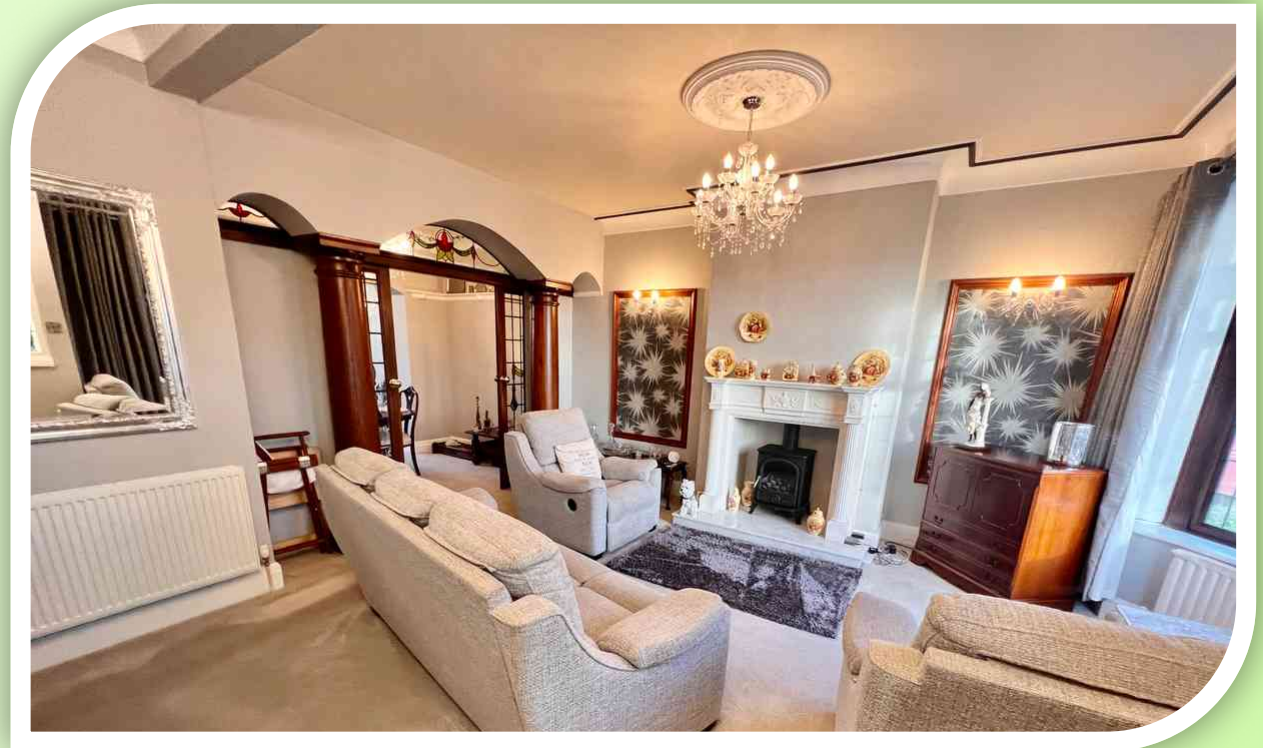
£305,000

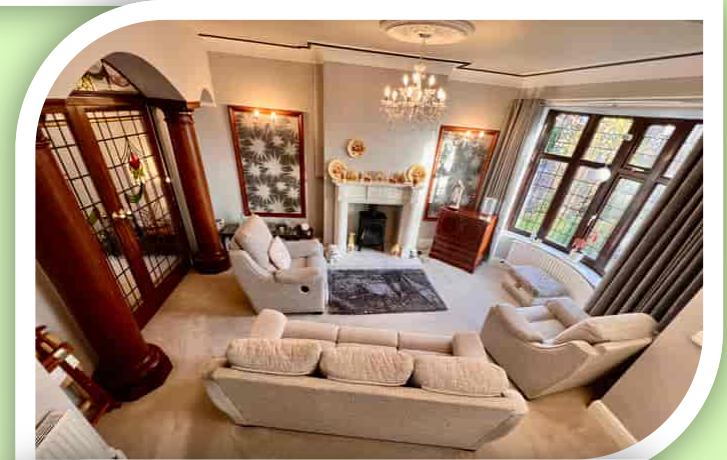
**14 Alcester Avenue,
Penwortham,
Preston,
Lancashire,
PR1 9XN**

**Immaculately presented
traditional semi-detached property
offered for sale with NO CHAIN DELAY
positioned within this popular higher
Penwortham cul-de-sac.**

- Charming Semi-Detached
- Three Bedrooms
- Popular Cul-de-Sac Location
- NO CHAIN DELAY
- Immaculate Presentation & Finish
- Council Tax Band D

Immaculately presented semi-detached property offered for sale with NO CHAIN, located within this sought after cul-de-sac just off the prestigious Hill Road. This charming property is positioned within a short walk from the many amenities, schools and thriving Higher Penwortham area, the extended accommodation is arranged over ground and first floors briefly comprising: entrance porch, lounge, dining/sitting room, modern fitted kitchen, three bedrooms and a modern wet room. Outside paved driveway, detached garage and a rear garden area. The property is warmed via a gas fired central heating system and benefits triple or double glazing.





GROUND FLOOR

Access to the property is via the porch, an inner door opens to the lounge and features some interesting stained glass panel inserts and stained glass side screens. The spacious lounge is the principal reception featuring leaded windows encapsulated within triple-glazed panels, stove style gas fire within an ornate surround, stained glass side window, stairs to the first floor, radiators and decorative wall friezes. Of particular interest are the doors into dining/sitting room, stepping through a set beautiful wooden columns with shaped top lights above are a pair of sliding doors glazed with leaded and stained glass panels. The rear reception has spaces for a dining table, sitting area, plate rack and a double-glazed oriel style window. The kitchen can be accessed via the lounge or the dining room, fitted with a modern range of high gloss finish units, contrasting work surfaces to complement, inset sink/drain, gas hob with extractor canopy over, built in oven and microwave, space for other appliances, external side door and a double-glazed oriel style rear window.





FIRST FLOOR

At the first floor the private spaces are accessed from the landing area having a stained glass side window and comprise: principal bedroom with a bay window to the front and expertly fitted wardrobes. Further double bedroom to the rear, single bedroom with a triple glazed oriel style window, modern wet room is beautifully tiled having a frosted side windows with shutter, wet shower area, wash hand basin and low level W.C.



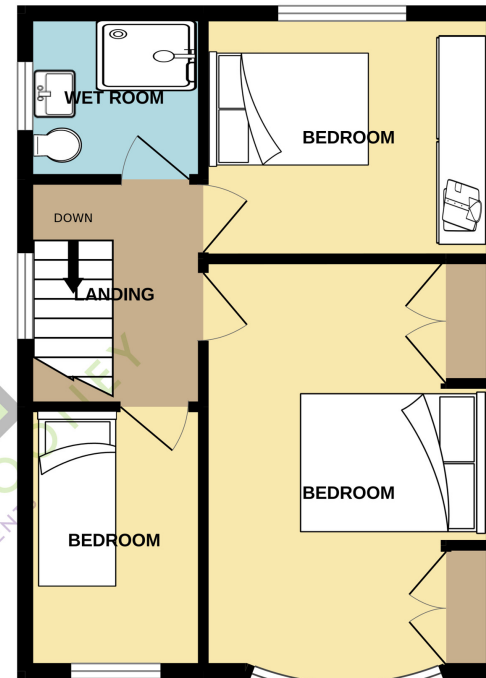
OUTSIDE

To the front gated access to a extensive paved driveway, raised planter, detached garage and the rear has a fully enclosed garden laid to lawn with planted borders.

GROUND FLOOR



1ST FLOOR

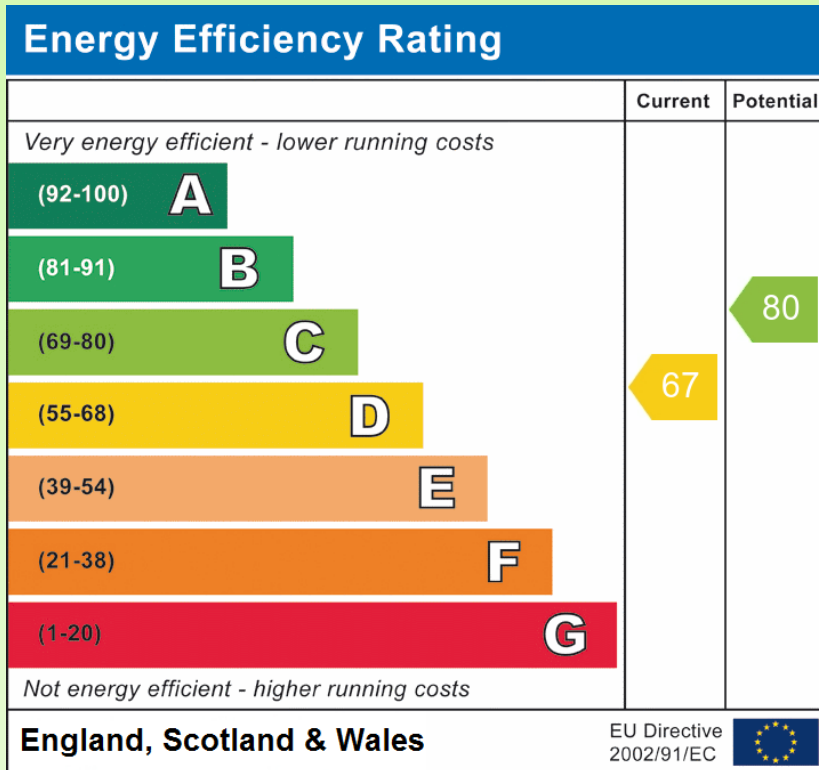


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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