



LAWRENCE ROONEY
ESTATE AGENTS

1 Stricklands Lane

Penwortham

Preston

Lancashire

PR1 9XT



Deceptive semi-detached property located within easy reach to the city centre and local amenities. Ideal as a first time buy this traditional home comprises: entrance hallway, lounge, sitting/dining room, fitted kitchen, three bedrooms and modern three piece bathroom. Outside allocated parking space and an enclosed rear garden. This property is warmed by a gas fired central heating system and benefits from double-glazing throughout. Viewing is highly advised to fully appreciate.

£149,995

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY PENWORTHAM

Entrance Hallway

Double-glazed external front door, stairs to the first floor and radiator.

Lounge

12' 1" x 10' 1" (3.68m x 3.07m)

Double-glazed front window, gas fired within a surround, meter cupboard and radiator.

Dining/Sitting Room

12' 6" x 13' 6" (3.81m x 4.11m)

Versatile reception space with a double-glazed rear window, gas fire within a surround, radiator, under stairs storage and a bi-fold door into:

Kitchen

6' 6" x 9' 6" (1.98m x 2.90m)

Range of fitted units with contrasting work surfaces to complement, inset circular sink and drainer, five ring gas hob, built in double oven, space for appliances, double-glazed side window, external side door and central heating boiler concealed in a wall cupboard.

Landing

Access to the private spaces.

Bedroom One

16' 1" x 10' 1" (4.90m x 3.07m)

Spacious principal bedroom spanning the full width of the property having a double-glazed front window and radiator.

Bedroom Two

7' 11" x 8' 2" (2.41m x 2.49m)

Double-glazed side window, radiator and laminate flooring.

Bedroom Three

6' 5" x 9' 6" (1.96m x 2.90m)

Double-glazed side window.

Bathroom


Modern white three piece suite comprises: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted rear window, radiator and attractive tiling to complement.

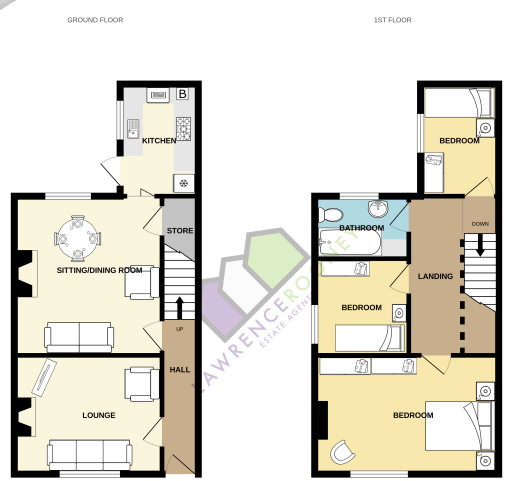
Outside

To the rear is a fully enclosed garden area, laid to lawn, paved patio, brick walls to the boundaries and substantial timber shed. Parking space available (away from the property)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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