

8 Kingshaven Drive

Penwortham
Preston
Lancashire
PR1 9BS



Modern semi-detached positioned within a cul-de-sac offered for sale with NO CHAIN DELAY. Perfect as a first time buy, this home has living accommodation arranged over ground a first floors comprising: entrance porch, spacious lounge, fitted kitchen, fantastic double-glazed conservatory ideal as a reception space with a dining area, two decent sized bedrooms and a white three piece bathroom suite. Outside driveway has off road parking for two vehicles, front garden area and at the rear, a fully enclosed garden paved for easy maintenance. This property is warmed via a gas fired central heating with a recently updated boiler and benefits from double-glazing throughout.

£152,000

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Entrance Porch

External front door and inner door into:

Lounge

12' 5" x 18' 8" (3.78m x 5.69m)

Spacious reception room with stairs up to the first floor, double-glazed front window, dado rail, radiator and two ceiling light points. Door to:

Kitchen

12' 4" x 8' 1" (3.76m x 2.46m)

Fitted with a range of wall and base units, work surfaces to complement, inset sink/drainer, gas hob, built in oven, space for appliances, doubleglazed rear window and external door into:

Conservatory

174' 7" x 10' 5" (53.21m x 3.17m)

This substantial double-glazed conservatory offers additional and versatile reception space with a set of French doors opening out onto the rear garden, additional side door, tiled floor and feature lighting.

Landing

Access to the private spaces.

Bedroom One

12' 5" x 10' 5" (3.78m x 3.17m)

Double-glazed front window, built in storage and radiator.

Bedroom Two

12' 5" x 8' 1" (3.78m x 2.46m)

Double-glazed rear window and radiator.

Bathroom

White three piece suite comprises: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted side window, radiator and tiled to complement.

Outside

To the front the paved driveway has space for two vehicles, lawn a paved pathways. The fully enclosed rear garden is paved for easy maintenance, fencing to the boundaries, brick built barbecue and timber shed.





















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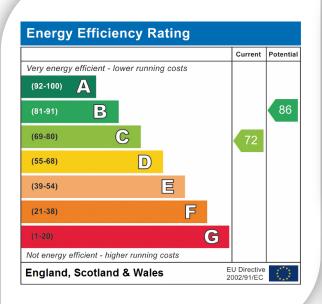














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Lawrence Rooney Estate Agents 3 Oak Gardens, Longton, Lancashire, PR4 5XP

01772614433 info@lawrencerooney.co.uk www.lawrencerooney.co.uk

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