



LAWRENCE ROONEY
ESTATE AGENTS

6 Queenscourt Avenue

Penwortham

Preston

Lancashire

PR1 9BT



Quarter style house with an enclosed garden offered for sale with NO CHAIN DELAY. Perfect for first time buyers, this property comprises: entrance porch, lounge diner, modern fitted, kitchen, double bedroom and three piece bathroom. Outside driveway, open timber shed and a fully enclosed south facing garden. Internally this property requires some cosmetic improvements but due to the plot size offers the potential for an extension (subject to the correct permissions) would also be ideal as a first time buy or rental investment.

£115,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Porch

External front door and inner door into:

Lounge/Diner

Double-glazed side window, external side door, gas fire and stairs to the first floor and open archway into:

Kitchen

Fitted with a modern range of units, contrasting work surfaces to complement, inset sink/drain, hob with extractor canopy over, double-glazed rear window, built in oven and space for appliances.

Landing

Built in storage, access to bedroom and bathroom.

Bedroom

10' 0" x 10' 5" (3.05m x 3.17m)

Double-glazed side window and built in wardrobes.

Bathroom

Fitted with a white three piece suite comprising: panelled bath, wall hung wash hand basin and low level W.C. Double-glazed frosted side window and tiled to complement.

Outside

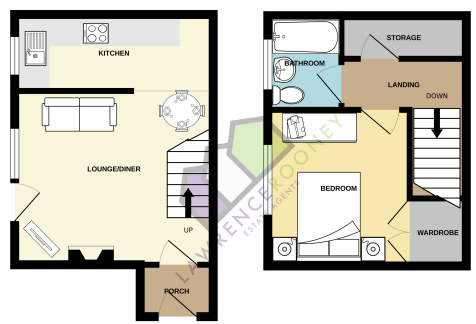
Driveway parking for one car, to the rear an open timber shed, secure gated access and a generous south facing low maintenance garden area has a paved patio, timber shed, gravelled beds and fencing to the boundaries.





GROUND FLOOR

1ST FLOOR



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