



**LAWRENCE ROONEY**  
ESTATE AGENTS

34 Moorhey Drive, Penwortham,  
Preston, Lancashire PR1 0SS

£279,950

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Penwortham,  
Preston,  
PR1 0SS**

**Well presented traditional semi-detached property standing within a generous corner plot being offered for sale with NO CHAIN DELAY.**

- Traditional Semi-Detached
- Sought After & Convenient Location
- Three Bedrooms
- Generous Corner Plot
- Detached Garage & Driveway
- NO CHAIN DELAY
- Council Tax Band C

Well presented traditional semi-detached property standing within a generous corner plot being offered for sale with NO CHAIN DELAY. Ideally located for easy access to the many amenities of Penwortham, reputable schools and transport links this superb family home comprises: entrance porch, hallway, cloakroom, bay fronted lounge open plan to a dining/sitting room, breakfast kitchen, utility cupboard, rear porch, three bedrooms two of which have built in wardrobes and a bathroom. Outside the corner plot has garden areas to three elevations, garage and driveway accessed from Moorhey Crescent. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout.





## GROUND FLOOR

The accommodation is accessed via external double doors and into the porch, inner door leads into a hallway with tiled floor and stairs up to the first floor. In the under stairs space is a useful two piece W.C. Doorway to the left leads into a rear reception space ideal as a dining or sitting room that is open into the front lounge. The lounge features a bay window to the front elevation, gas fire within a wood fire surround, coving and feature alcove with shelving. Open to a rear dining/sitting room with a rear window, feature alcove and radiator. The breakfast kitchen is fitted with an extensive range of modern units, work surfaces and breakfast to complement, inset sink/drainer, hob with extractor canopy over, built in oven, space for appliances, panelled ceiling, side window, radiator and a tiled floor. Door to a rear porch with an external side door and access to a utility cupboard housing the central heating boiler.





## FIRST FLOOR

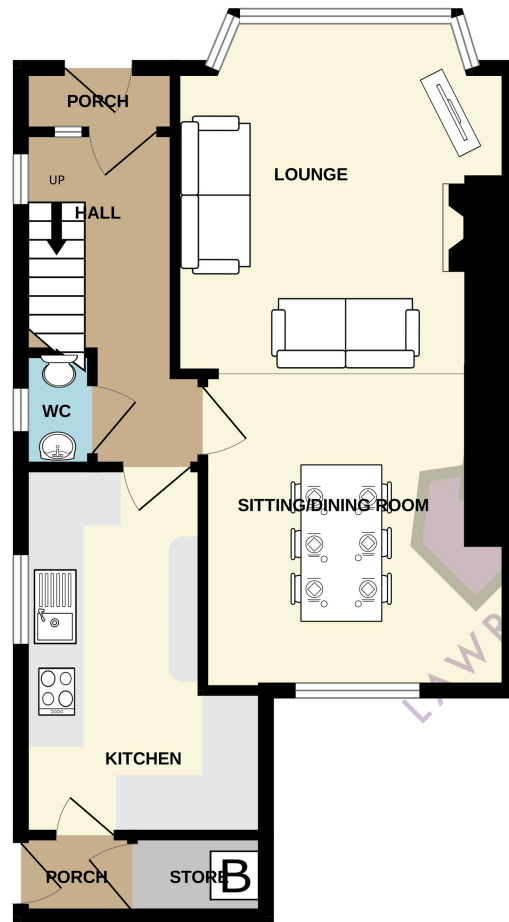
At the first floor there are three bedrooms and a bathroom. The front double bedroom has a bay window to the front elevation, radiator and fitted wardrobes across one wall. The second double bedroom has a rear window, radiator, wall light points and wide range of fitted bedroom furniture. A third bedroom would also be ideal as a study with a side window, storage and radiator.



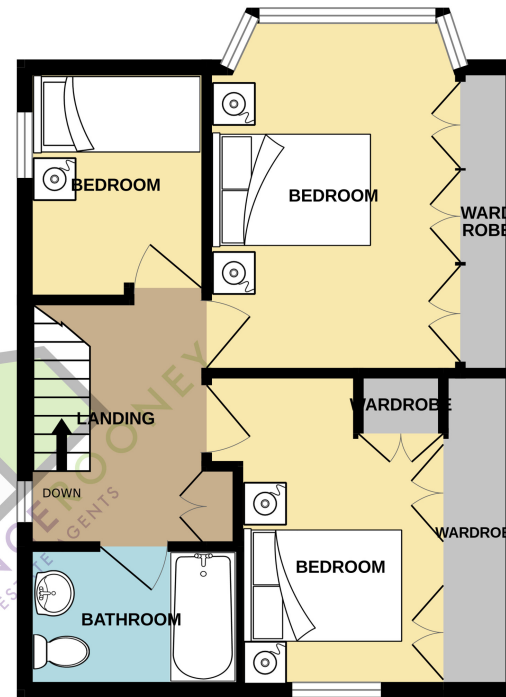
## OUTSIDE

To the front gated access to pathway and planted borders. The side garden is enclosed with mature hedging for screening being laid to lawn, mature planted borders and a paved patio. To the rear of the property is a fully enclosed low maintenance garden area, driveway is accessed from Moorhey Crescent offers off road parking and access to the detached single garage.

GROUND FLOOR



1ST FLOOR

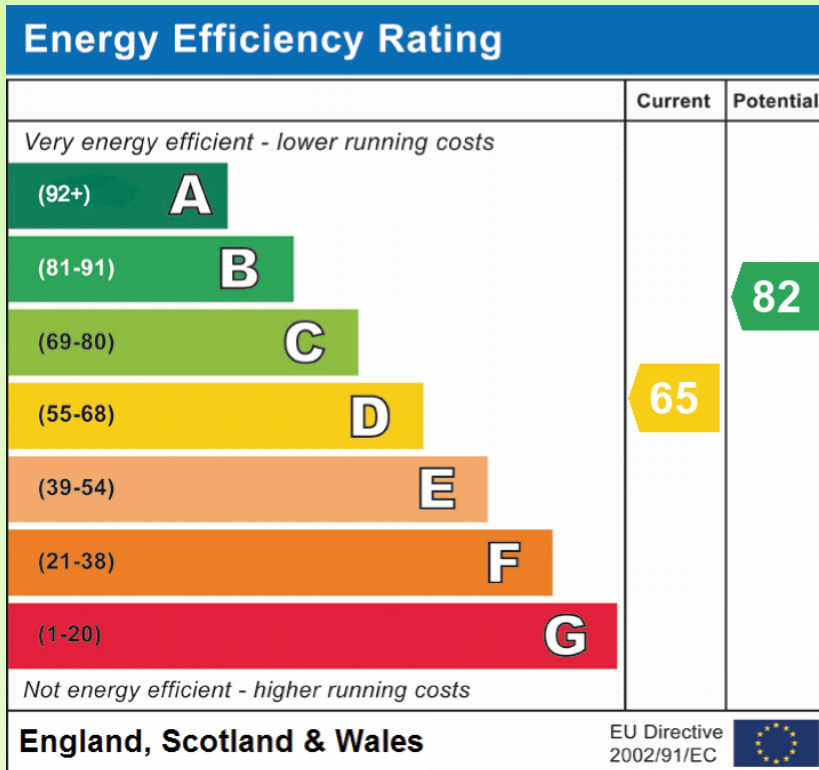


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