



LAWRENCE ROONEY
ESTATE AGENTS

8 Marshalls Brow
8 Marshalls Brow
Penwortham
PR1 9HY



Deceptively spacious terraced property offered for sale with NO CHAIN DELAY. Perfect as a first time buy this home has living accommodation arranged over ground and first floors briefly comprising: entrance vestibule, lounge with log burner, dining or sitting room open plan to the fitted kitchen, two bedrooms and a modern shower room. Outside to the rear is an enclosed yard. This property benefits from double-glazing and is warmed via a gas fired central heating system. Conveniently positioned for access to the local amenities, schools and transport networks.

£143,000

OPEN 7 DAYS A WEEK

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Entrance Vestibule

External front door and inner door into:

Lounge

14' 0" x 12' 1" (4.27m x 3.68m)

Front window, log burning stove sat on a stone hearth, alcove cupboard, radiator and laminate flooring.

Dining/Sitting Room

11' 8" x 9' 9" (3.56m x 2.97m)

Versatile space with stairs up to first floor, alcove cupboard and radiator. Open into:

Fitted Kitchen

12' 8" x 7' 0" (3.86m x 2.13m)

Fitted with a range of units, base units can be utilised a breakfast bar, work surfaces to complement, inset sink/drain, hob, built-in oven, rear window, external rear door space for appliances, radiator and a tiled floor.

Landing

Access to bedrooms and shower room.

Bedroom One

14' 0" x 13' 10" (Max) (4.27m x 4.22m)

Large main bedroom with a front window, dado rail, laminate flooring and radiator.

Bedroom Two

8' 1" (max width) x 9' 6" (2.46m x 2.90m)

Rear window and radiator.

Shower Room


Stylish modern shower room fitted with a walk-in shower cubicle, vanity unit with wash hand basin and low level W.C. Frosted rear window, tiled to complement, vertical radiator and built-in storage.

Yard

Enclosed yard area with gated access, timber shed and outside tap.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



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