



LAWRENCE ROONEY  
ESTATE AGENTS

98 Marsh Way  
Penwortham  
Preston  
Lancashire  
PR1 9PH



Modern end mews style property offered for sale with NO CHAIN DELAY. Ideal as a first time buy this home comprises: open plan lounge diner, fitted kitchen, two bedrooms and a bathroom. Outside there is a front garden, rear patio and two allocated parking spaces. The property benefits from double-glazing throughout and is warmed via a gas fired central heating system. Positioned within easy reach to the local amenities, schools and the transport networks, viewing is highly advised.

£145,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

**Dining Hall**

8' 3" x 9' 9" (2.51m x 2.97m)

External front door, front window, laminate flooring, radiator, space for a dining table and open into:

**Lounge**

14' 5" x 7' 8" (4.39m x 2.34m)

Rear lounge area has a set of French doors out onto the rear garden, radiator, a continuation of the laminate flooring and a stair case to the first floor.



**Kitchen**

6' 2" x 9' 9" (1.88m x 2.97m)

The kitchen is fitted with a range of wall and base units, contrasting work surfaces to complement, inset sink/drain, space for appliances, tiled splash backs and a front window.



**Landing**

Frosted rear window and access to the private spaces.

**Bedroom One**

8' 0" x 10' 0" (2.44m x 3.05m)

Front window and radiator.

**Bedroom Two**

6' 2" x 9' 9" (1.88m x 2.97m)

Front window, radiator and laminate flooring.



**Bathroom**


Fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted rear window, tiled to complement and built in storage housing boiler.

**Outside**

The front is laid to lawn with a picket fence to the front boundary, planted side border and paved pathway. The fully enclosed rear garden has a lawn, paved patio, timber shed and gated access to a communal parking area having two allocated parking bays.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

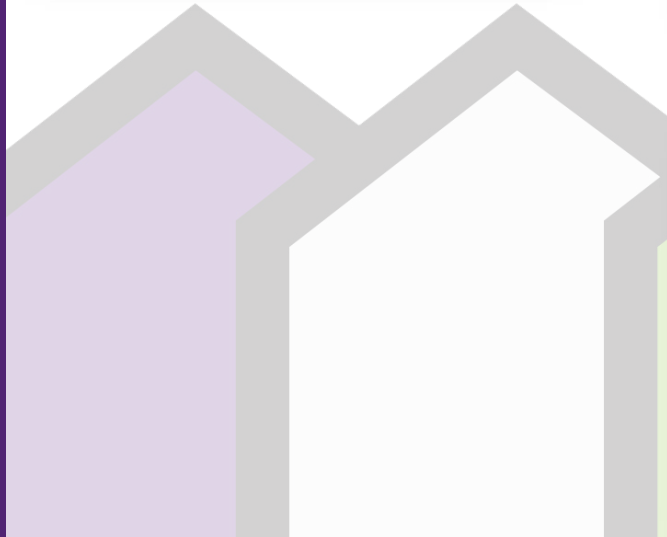
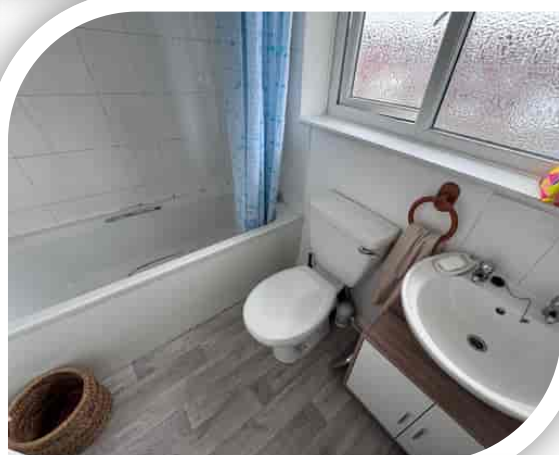


GROUND FLOOR

1ST FLOOR



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