



**LAWRENCE ROONEY**  
ESTATE AGENTS

1 Houghton Road, Penwortham,  
Preston, Lancashire PR1 9HS

£297,500



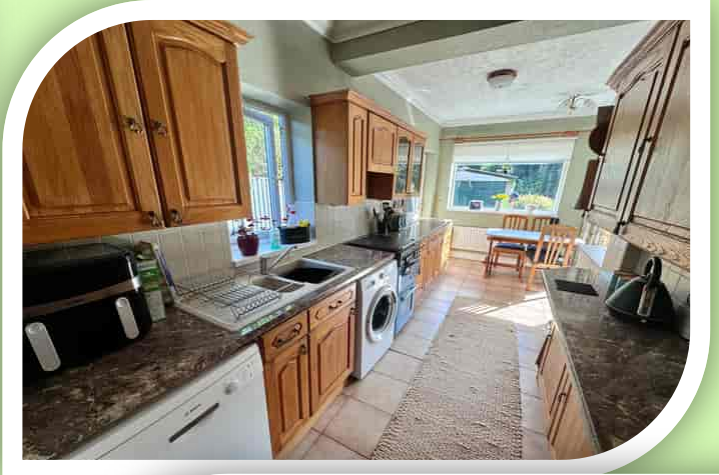
# **1 Houghton Road, Penwortham, Preston, Lancashire, PR1 9HS**

**Most deceptive semi-detached property offered for sale with NO CHAIN DELAY boasting an extensive rear garden.**

- Extended & Spacious Semi-Detached
- Cul-de-Sac Location
- Extensive Rear Garden & Driveway
- Three Bedrooms
- Open Plan Family/Living Kitchen
- Tandem Garage
- NO CHAIN DELAY
- Council Tax Band C

Most deceptive semi-detached property offered for sale with NO CHAIN DELAY boasting an extensive rear garden. This superb family home must be viewed to fully appreciate, positioned within this cul-de-sac being within easy reach to amenities, reputable schools, and transport links. The extended living is arranged over two levels the highlights being three good sized bedrooms, four-piece bathroom and the ideal space for modern family life is the open plan living kitchen with spaces for cooking, dining, relaxing and socialising. The accommodation in full comprises porch, entrance hallway, cloakroom, bay fronted lounge, fitted kitchen, dining family room, dining/sitting room, three bedrooms all with fitted wardrobes and modern four-piece bathroom suite. This property stands in a total plot of approximately 0.20 of an acre, at the front there is off road parking for three vehicles, the rear garden is of particular interest as opens up beyond the detached tandem garage to a fully enclosed and private garden area also having a garden store and summer house. This property is warmed via a gas fired central heating and benefits from double-glazing. Viewing is considered a must to fully comprehend this fabulous home and garden.





## GROUND FLOOR

Access to the property is taken via the entrance porch, stepping into the hallway there is a useful cloakroom in the under-stair space. To the front of the property the bay fronted lounge has gas fire, coving, wall light points and radiator. The next reception room is a versatile space ideal as a sitting room which is open into the rear family room being open back into the fitted kitchen. This room has a gas fired within a wooden surround, alcove store and radiator. From the multipurpose family room, a set of sliding patio doors open out to the rear garden, rear window, radiator, and space for a dining table. The kitchen is fitted with a range of units having work surfaces to complement, inset sink/drain, side windows, external side door onto the driveway and space for appliances.









## FIRST FLOOR

The first floor comprises three bedrooms and a bathroom. The main bedroom is to the rear of the property with a window, radiator, and built-in wardrobes with sliding mirrored doors. The second double bedroom has a bay window to the front elevation, built-in wardrobes, radiator, and wash hand basin. The third bedroom makes clever use of the space having a front window, radiator, and built-in wardrobes. From the landing there is access to a boarded loft space with Velux sky light. The family bathroom is fitted with a white four-piece suite comprising: panelled bath, shower cubicle, vanity unit with wash hand basin and a low-level W.C. Tiled elevations to complement, ladder towel radiator and frosted rear window.





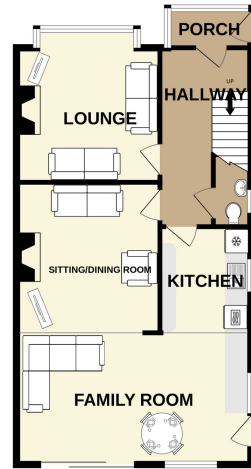
## OUTSIDE

The front has a driveway having space for three vehicles, secure side gates lead to further driveway or hard standing and the detached tandem garage. The rear garden enjoys a south westerly orientation, immediately to the rear of the property is a paved patio area, paved pathway passes the garage and mature side shrub border opening into a large fully enclosed and secluded garden area being laid to lawn but also having a paved patio, established planted borders and a summer house. To the rear of the garage is a useful garden store/potting shed.

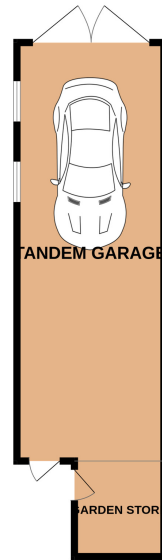
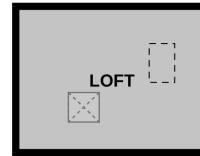
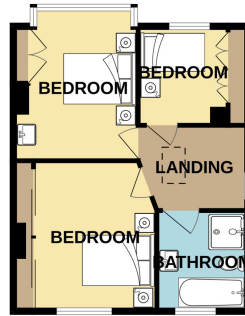
INTERIOR BELOW



GROUND FLOOR



1ST FLOOR



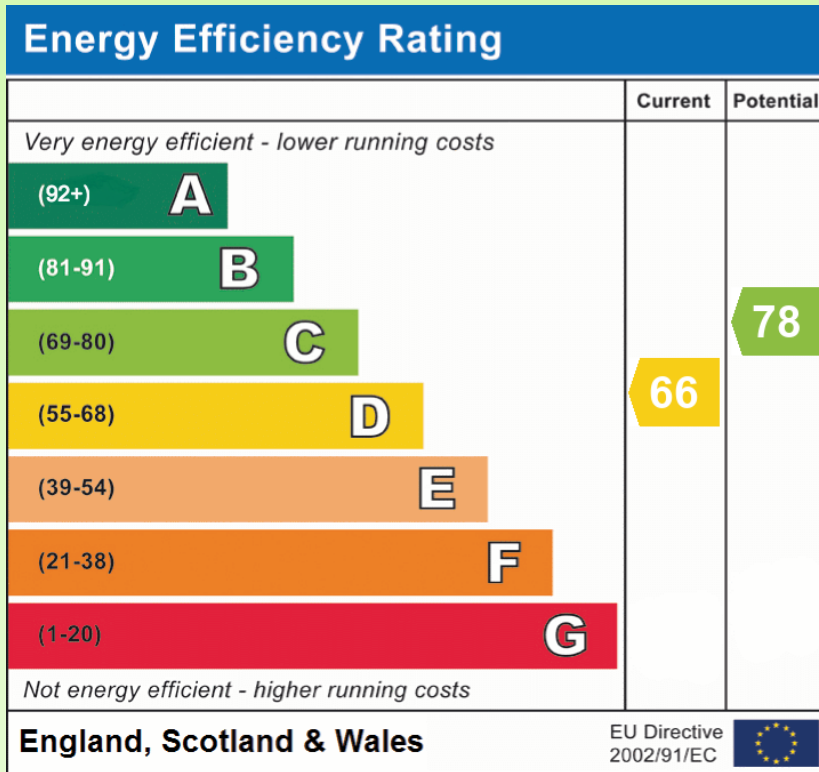
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