



LAWRENCE ROONEY  
ESTATE AGENTS

# 1 Windermere House Westmorland Close

Penwortham

Preston

Lancashire

PR1 0UT



Ground floor apartment positioned within easy reach to the amenities of Penwortham offered for sale with NO CHAIN DELAY. Situated within a purpose built apartment block, only a short walk from a bus route and shops, the living accommodation comprises: entrance hall, inner hall with built in storage, double bedroom, three piece bathroom suite, rear lounge/diner, kitchen and a veranda. This property benefits from double-glazing and has economy seven heating, although the property does require cosmetic improvements it would be ideal for those wanting to downsize their accommodation or a possible rental investment.

£99,950

**OPEN 7 DAYS A WEEK**

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## Entrance Hall

External front door, meter cupboard and and glazed inner door to:

## Inner Hall

Two walk in storage cupboards.

## Bedroom

10' 9" x 12' 4" (3.28m x 3.76m)

Double-glazed front window, storage heater and built in wardrobes.

## Lounge

10' 9" x 14' 8" (3.28m x 4.47m)

Double-glazed side window, electric fire within a wooden surround, storage heater, wall light points, double-glazed rear window and external door open s onto a small covered veranda area looking over the communal rear gardens.

## Kitchen

Range of fitted units and work surfaces to complement, inset sink/drain, built in double oven, hob, double-glazed rear window and space for appliances.

## Bathroom

Three piece suite comprises: panelled bath, vanity unit with wash hand basin and low level W.C. Tiled to complement.

## Communal Gardens


Lawned gardens.



L A W R E N C E R O O N E Y

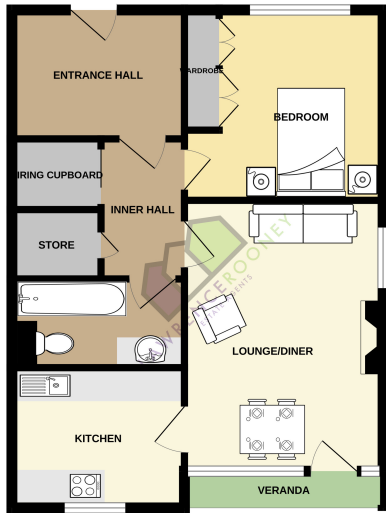


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error or omission of facts herein. The plan is for illustrative purposes only and should not be used as a basis for prospective purchases. The services, systems and appliances shown have not been read and are subject to the availability of efficiency class to given. Made with floorplan 10/2013





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