

29 Copper Beeches

Penwortham
Preston
Lancashire
PR1 9EG



Beautifully presented modern semi-detached conveniently positioned within this popular cul-de-sac offered for sale with NO CHAIN DELAY. Originally a three bedroom property that now offers two double bedrooms, however the partition wall can easily be reinstated if desired, also boasts a stylish modern bathroom, fully enclosed rear garden with open aspect beyond. The living accommodation is arranged over ground and first floors comprising: open storm porch, hallway, lounge, dining kitchen, two double bedrooms and a stylish modern white three piece bathroom. Outside ample off road parking to a side driveway, the fully enclosed rear garden features decking and a timber summer house/office. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Perfect as a first time buy, early viewing advised.

£169,950

OPEN 7 DAYS A WEEK

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Open Storm Porch

Covered access to the property.

Hallway

Stairs to the first floor and radiator.

Lounge

10' 7" x 14' 1" (3.23m x 4.29m)

Double-glazed oriel style front window, coving, radiator and wood effect flooring.

Dining Kitchen

14' 1" x 7' 11" (4.29m x 2.41m)

Modern range of fitted units with contrasting work surfaces to complement, inset sink/drainer, gas hob with extractor canopy over, built in oven, space for other appliances, double-glazed rear window, wood effect flooring, under stairs store, tiled splashbacks, two ceiling light points, radiator and a set of double-glazed French doors open out onto the rear garden.

Landing

Access to the private spaces, spindle balustrade and built in storage.

Bedroom One

10' 0" x 7' 6" (3.05m x 2.29m)

The main bedroom is to the front of the property having two double-glazed front windows, one being an oriel style, radiator, panelled wall and built in storage cupboard housing the central heating boiler.

Bedroom Two

14' 1" x 8' 2" (4.29m x 2.49m)

To the rear a further double bedroom was originally two singles, if desired partition could be replaced and existing doors remain. Two rear facing double-glazed windows, two radiators and two ceiling light points.

Bathroom

Stylish modern white three piece suite comprises: panelled bath with shower over, vanity unit incorporates a wash hand basin and a concealed cistern W.C. Tiled to complement, ladder towel radiator and a double-glazed frosted side window.

Gardens

To the front lawn, pathway with shrub border and a side driveway can accommodate two cars in tandem. Secure gated access from the driveway leads into a fully enclosed rear garden, open aspect beyond the rear boundary, laid to lawn, decking, timber storage shed, gravel borders and fencing to the boundaries.

Summer House

Useful timber summer house with double doors the power points, the ideal space for relaxing, entertaining or even use as an home office.



























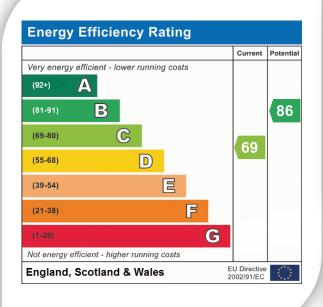






















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