



LAWRENCE ROONEY  
ESTATE AGENTS

## 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/drain, 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.



### Energy Efficiency Rating

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



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