



Croft Bank | | Penwortham | PR1 9BH

Asking Price £150,000



LAWRENCE ROONEY  
ESTATE AGENTS

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Penwortham | PR1 9BH  
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Modern semi-detached property offered for sale with NO CHAIN DELAY. Tucked away within a cul-de-sac being within easy reach to transport links, shops and amenities this property would be the perfect first time buy. The living accommodation is arranged over ground and first floors briefly comprising: open storm porch, entrance hallway with storage, fitted kitchen, lounge/diner to the rear, two bedrooms and a bathroom to the first floor. Outside driveway and garden are to the front, useful all weather lean too store to the side and at the rear a fully enclosed garden area.

- Semi-Detached Property
- Two Bedrooms
- Cul-de-Sac Location
- Driveway & Lean Too Store
- Enclosed Rear Garden
- Perfect First Time Buy
- NO CHAIN DELAY

### Open Storm Porch

Covered access to the property

### Entrance Hallway

External front door and built in storage. Opening to the :

### Kitchen

6'8 x 7'0 (2.03m x 2.13m)

Fitted with a modern range of units with work surfaces to complement, inset sink/drain, built in oven, hob with extractor over, space for other appliances and a double-glazed front window.





### **Lounge/Diner**

12'2 x 15'5 (3.71m x 4.70m)

Spacious reception room with a double-glazed rear window, electric room heater, external rear door and a spiral staircase to the first floor.

### **Landing**

Access to the bedrooms and bathroom.

### **Bedroom One**

12'2 x 8'10 (3.71m x 2.69m)

Double-glazed rear window and electric room heater.

### **Bathroom**

Fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted side window, electric towel warmer and tiled to complement.

### **Bedroom Two**

10'0 x 7'2 (3.05m x 2.18m)

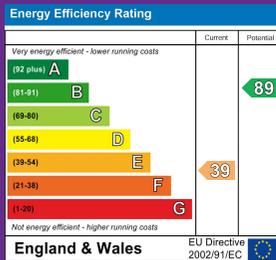
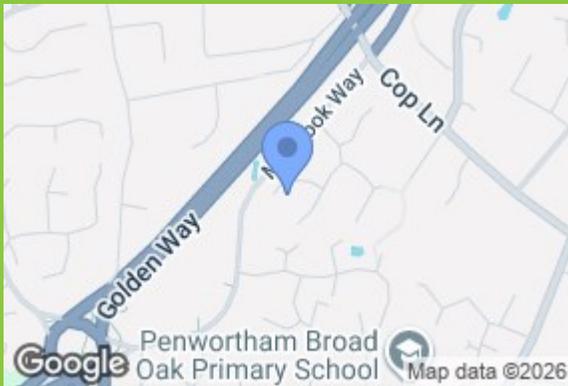
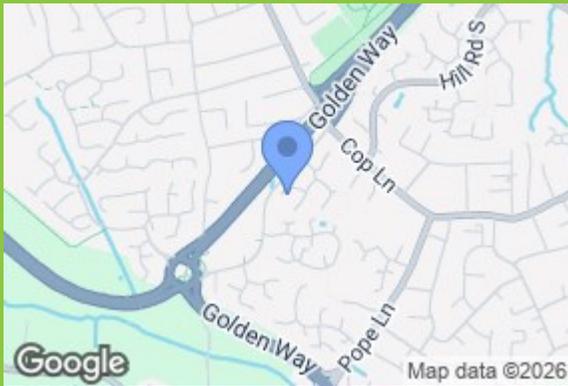
Double-glazed front window, electric room heater, airing cupboard and built in wardrobes.

### **Gardens**

To the front lawned garden with shrub border and a paved driveway. To the side a useful all weather lean too store with secure gated front access. The rear garden is laid to lawn with a paved patio and fully enclosed by timber panel fencing.







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