



Croft Bank | Penwortham | PR1 9BH

Asking Price £150,000



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

Open Storm Porch

Covered access to the property

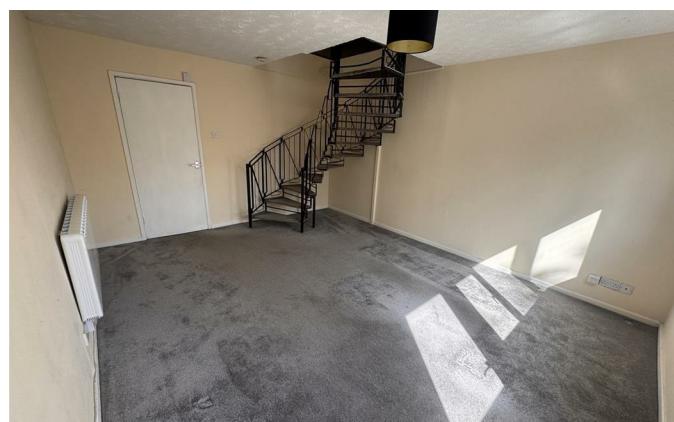
Entrance Hallway

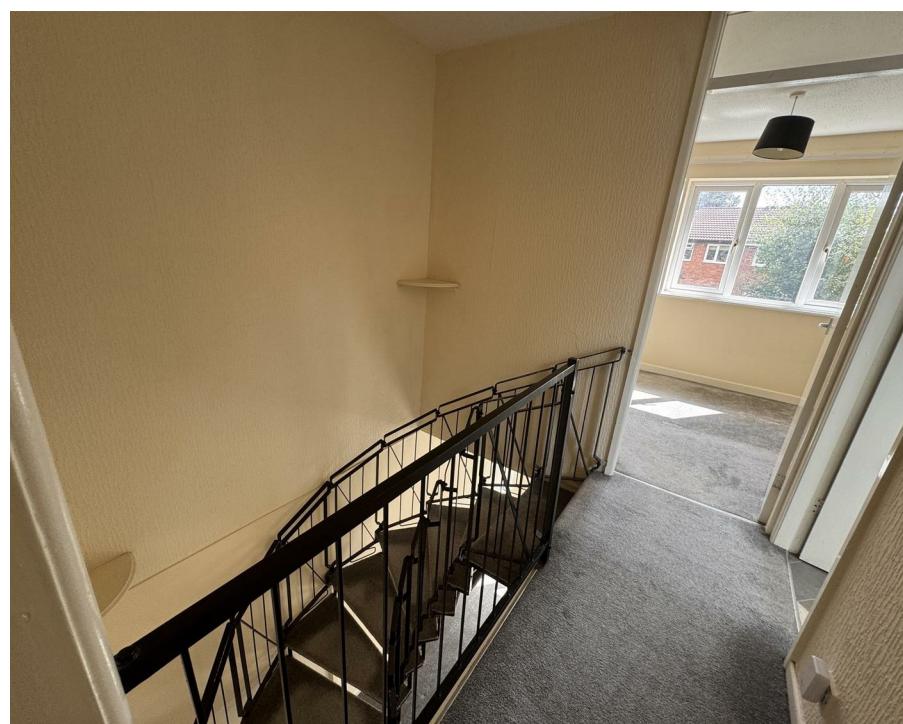
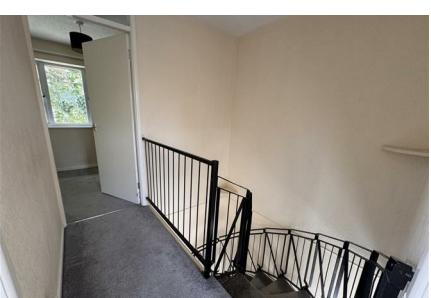
External front door and built in storage. Opening to the :

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/drainer, 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)

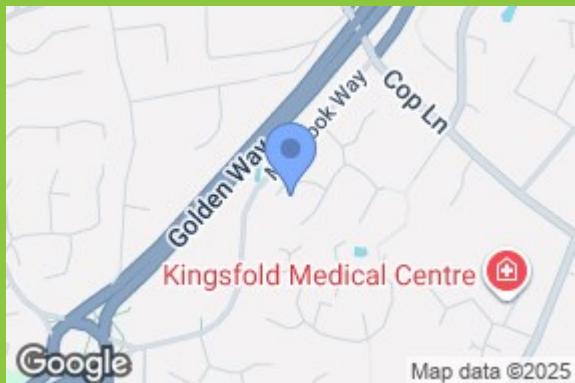
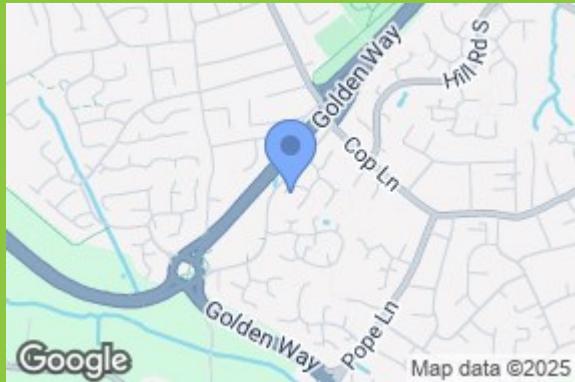
Double-glazed front window, electric room heater, airing cupboard and built in wardrobes.

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.







GROUND FLOOR

1ST FLOOR

LOUNGE/DINER

KITCHEN

HALLWAY

STORM PORCH

STORE

BEDROOM

BATHROOM

LANDING

STAIRS

DOWN

AIRING

STORE

Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(35-54)	E	39
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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