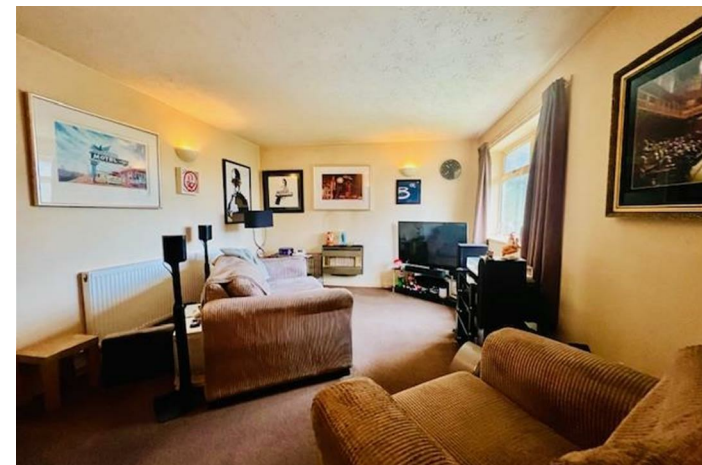




35 MEADOW BANK

PENWORTHAM, PRESTON, PR1 9BL

Asking Price **£100,000**

LEASEHOLD

- First Floor Flat in Most Popular Location • Two Bedrooms • Spacious Lounge • New Central Heating System Installed & Warranties • Fitted Kitchen • Three Piece Bathroom • Ideal for First Time Buyer or Buy To Let Landlord • Driveway Parking • Rear Garden • Walking Distance To Booths Supermarket

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

35 Meadow Bank

A great opportunity for a first time buyer or indeed a buy-to-let landlord. Being set in the most popular location of Penwortham within walking distance of the local Booths supermarket. This first floor flat has two bedrooms, a spacious lounge, fitted kitchen and a three piece bathroom suite. There is driveway parking for several vehicle and a rear garden. A newly fitted central heating system installed which is under warranty and there is uPVC double glazing. Close to main road and bus route connectivity as well as local services. Viewing is essential and strictly by appointment only with Marie Holmes Estates



Entrance Hall

Accessed at ground floor level with stairs to first floor.

Landing

With loft access, ceiling light and doors off.

Lounge

14'3" x 11'6" (4.34 x 3.51)

With uPVC double glazed window to rear, radiator and ceiling light.

Kitchen

8'10" x 8'1" (2.69 x 2.46 (2.70 x 2.47))

With a range of wall, drawer and base units with contrasting working surfaces, electric cooker point, plumbed for washer, tiled flooring, uPVC double glazed window to the rear, radiator, ceiling light and wall mounted central heating boiler.

Bedroom One

12'2" x 9'11" (3.71 x 3.02 (3.72 x 3.01))

With uPVC double glazed window to the front, radiator and ceiling light.

Bedroom Two

8'10" x 9'10" (2.69 x 3.00)

With uPVC double glazed window to the front, radiator and ceiling light.

Bathroom

With a three piece suite comprising panelled bath with mains shower over, low suite W.C. and pedestal wash hand basin, radiator, opaque uPVC double glazed window to the side.

Outside

Lots of driveway parking and rear garden area.

35 Meadow Bank



ore	Energy rating	Current	Potenti
+	A		
-91	B		
-80	C	70 C	76 C
-68	D		
-54	E		
-38	F		
20	G		

35 MEADOW BANK

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Leasehold

EPC Rating –



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Marie Holmes Estate Agents

36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 ODQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

MARIE HOLMES
SALES | LETTINGS | MORTGAGES