



**14, BLASHAW LANE**

**£1,150 PCM**

**PENWORTHAM, PRESTON, PR1 0JN**

**\*\*\*SUPERB THREE BEDROOM SEMI DETACHED PROPERTY IN A MUCH SOUGHT AFTER LOCATION IN HIGHER PENWORTHAM\*\*\*** Marie Holmes Estate Agents are delighted to offer to let this superb, fully renovated family home in Higher Penwortham. The property has undergone a full recent refurbishment and has been newly decorated throughout, has new UPVC double glazing, gas central heating and neutral floor coverings, as well as a new contemporary dining kitchen. There is driveway parking for several vehicles, leading to a detached garage. The also property benefits from front and rear gardens. Set on a lovely road and being within easy access to Penwortham's vibrant district centre and all the fabulous amenities, services, boutiques, wine bars and restaurants available this splendid property won't be available long! Outstanding local schools, main road and bus route connectivity all in close proximity. This beautiful home is available now and is available as a long term let. Viewing is essential to fully appreciate the accommodation on offer. Call now to arrange your viewing on 01772 750777.



• Traditional Semi Detached House – Sought After Location • Modernised Throughout • Spacious Lounge • New Modern Dining Kitchen • Three Bedrooms • Contemporary Shower Room • Front & Rear Gardens, Driveway & Garage • Newly Decorated Throughout • New UPVC Double Glazing & Gas Central Heating • Early Viewing Advised

**Entrance Hall**

**Lounge**

**Kitchen/Diner**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Shower Room**

**Outside**

To the front is a lovely well stock garden, driveway parking on approach to garage.

**Rear Garden**

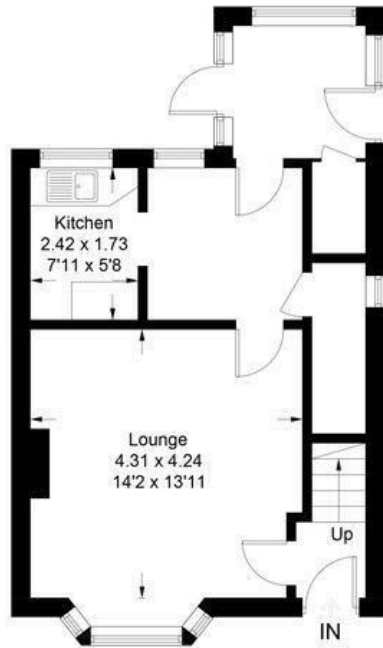
With a stylish tile patio leading to garden.



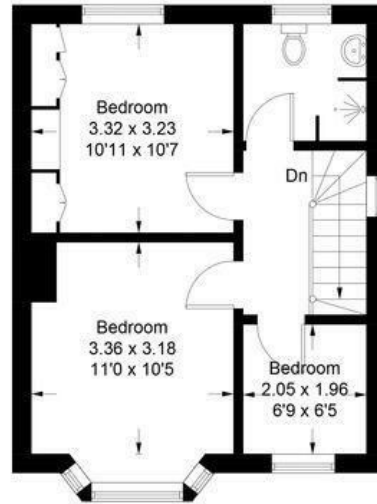


# Blashaw Lane

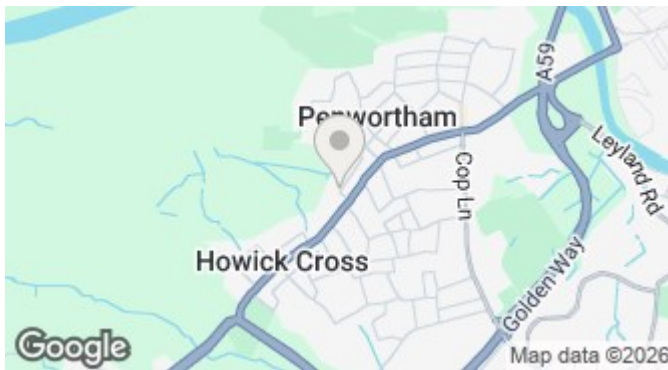
Approximate Gross Internal Area = 78.8 sq m / 848 sq ft



**Ground Floor**



**First Floor**



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

**EPC Rating: D    Council Tax Band: C**

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

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