



27 CROWNLEE

PENWORTHAM, PRESTON, PR1 OPA

Offers In The Region Of £139,950

FREEHOLD

• Semi Detached True Bungalow • Over 55's Development • Cleverly Redesigned
Layout • Fabulous Lounge Overlooking Patio • Spacious Well Equipped Kitchen • Stylish
Three Piece Shower Room • Excellent Community Centre • Newly Replaced uPVC
Double Glazing • Gas Central Heating • Driveway Parking

MARIE HOLMES

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27 Crownlee

A great opportunity to purchase a lovely 'redesigned' true bungalow with a beautiful bright lounge with patio doors overlooking the peaceful and private rear patio. This over 55's residence is situated in the most popular location of Crownlee in Penwortham. An outstanding setting with offering a great community with service available from the newly renovated onsite community centre where there are organised activities, subsidised meals and even accommodation for family visitors. There is a generous master bedroom, stylish three piece shower room, and a fabulous well equipped modern fitted kitchen. There is new replaced uPVC double glazing, gas central heating, driveway parking. Close by is Sainsburys local, bus routes and at the top of Central Drive is Liverpool Road with all its excellent independent shops, boutiques, restaurants and bars. Viewing is essential to fully appreciate the layout, quality of finish and location. The bungalow is offered with No Chain Delay

Entrance Hall

A bright hall with a quality composite door to the front elevation, radiator, ceiling light and doors off. Large storage cupboard housing central heating boiler.

Lounge

12'7" x 11'11" (3.84 x 3.63 (3.83 x 3.64))

A fabulous room with uPVC double glazed patio doors overlooking the rear patio and lawn garden beyond. Wall mounted electric fire, radiator, ceiling light and archway opening to the well equipped kitchen.

Kitchen

10'10" x 7'2" (3.30 x 2.18)

A great use of space with a good selection of wall drawer and base units with contrasting working surfaces and tiled splash back areas. Induction hob, extractor hood, electric double oven, space for upright fridge freezer, plumbed for washer and a uPVC double glazed window to the rear.

Bedroom One

12'8" x 10'10" (3.86 x 3.30 (3.87 x 3.29))

A lovely master bedroom with a uPVC double glazed window to the front, radiator and ceiling light.

Shower Room

8'0" x 8'0" (2.44 x 2.44 (2.43 x 2.45))

A modern and bright room with a three piece suite

comprising double size step in shower with glazed screening and mains shower, wash hand basin and concealed cistern WC to a useful vanity area, fully tiled elevation, opaque uPVC double glazed window to the front, Heated towel rail ceiling light and extractor fan.

Outside

To the front there is an open plan lawn, gorgeous mature hydrangea and driveway parking.

Rear Patio

A paved rear patio with lots of space for outdoor sitting and dining, overlooking the communal lawn and being of a private aspect.

Property Information

The property is of Freehold tenure and has a monthly service charge which covers, building insurance, external maintenance, community centre and its subsidised meals, laundry and overnight accommodation for family members (there may be a small additional charge for this at point of use) Window cleaning, common area maintenance, lawn cutting and garden care.

The current month charge is £320.00 per month

ADDITIONAL INFORMATION

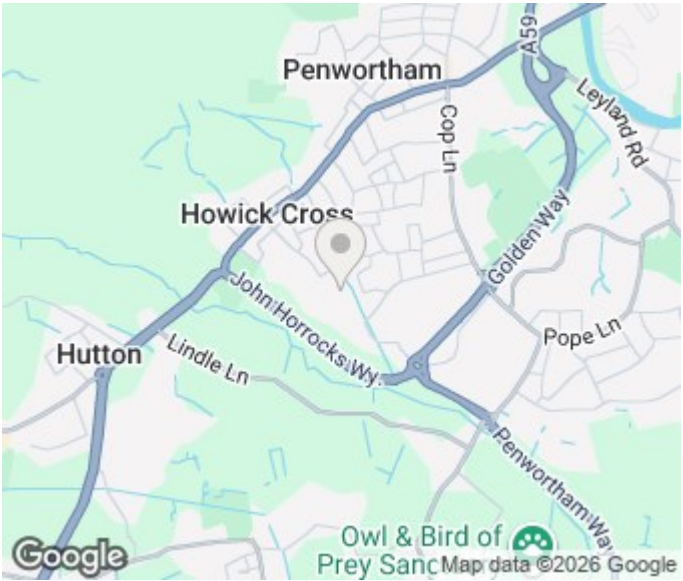
Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold

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		
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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.

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