



10 PENWORTHAM HALL GARDENS

PENWORTHAM, PRESTON, PR1 9TG

£80,000
LEASEHOLD

A first floor apartment on the very popular Penwortham Hall Gardens over 55's development. Available on a 70% shared ownership basis. This lovely home has two bedrooms and spacious lounge, breakfast kitchen and a three piece bathroom suite. There is uPVC double glazing and gas central heating. Being set towards the furthest part, heading towards the well kept communal gardens. Overlooks the Grade 2 listed main building and the beautiful communal gardens. There is a car parking bay. Being set in a very tranquil environment and yet within easy access to the local amenities, doctors and pharmacy as well as a handy bus route. Viewing is essential and we can offer this home with No Chain Delay.

MARIE HOLMES

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10 PENWORTHAM HALL

- First Floor Apartment • Over 55's • Sought After Location • Two Bedrooms • Spacious Lounge • Kitchen • Three Piece Shower Room • Gas Central Heating • Tranquil Garden Setting • Great Local Bus Routes and Amenities



Entrance

Ground floor entrance area with staircase to first floor.

Hallway

The hallway area is spacious and has two sizable built in storage cupboards, ceiling light and doors off.

Kitchen

With a range of wall, drawer and base units with contrasting working surfaces, sink unit and drainer, wall mounted boiler, oven and hob.

Lounge

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

Bedroom One

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

Bedroom Two

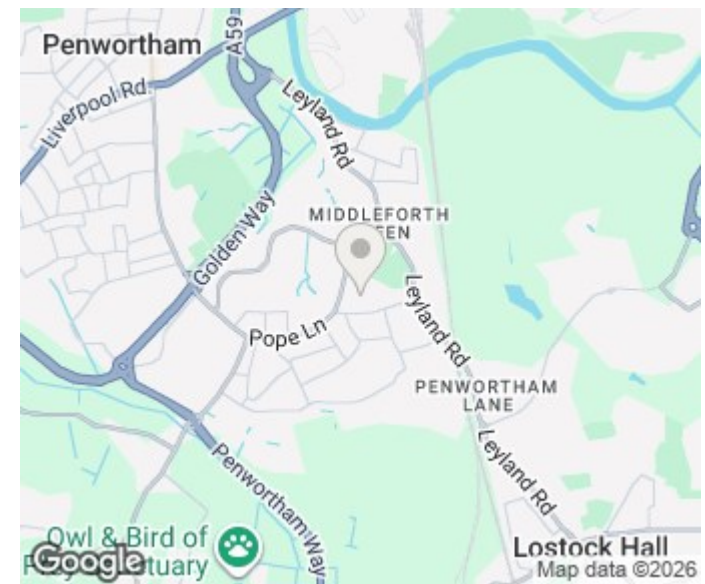
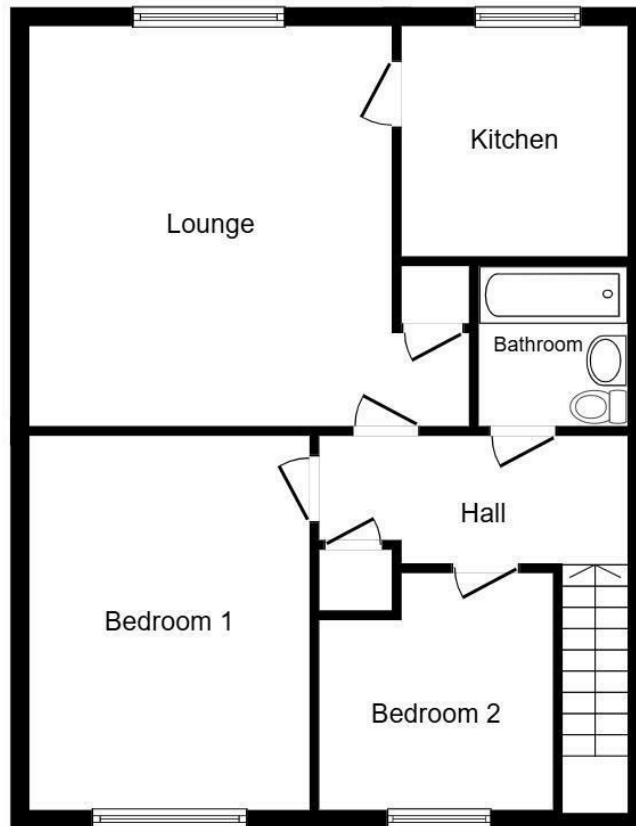
With uPVC double glazed window, radiator and ceiling light.

Bathroom Room

With a three piece suite comprising panelled bath with shower over, and part tiled elevation, low suite W.C. and pedestal wash hand basin.

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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	

EPC Rating: **Council Tax Band: B**

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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