



**3 Woodville Road West, Penwortham, PR1 9DT**

**£285,000**

This stunning 3-bedroom semi-detached house has been meticulously refurbished from top to bottom, offering a blend of contemporary living and timeless charm. Boasting an array of renovations, including new electrics, a state-of-the-art central heating system, and premium floor coverings, this home is the epitome of modern comfort.

As you step inside, you are greeted by a spacious hallway, leading to the separate lounge and family room. The heart of the home is the brand-new kitchen, featuring sleek cabinetry, and elegant countertops, perfect for culinary enthusiasts and family gatherings. The family room encompasses a dining and lounge area.

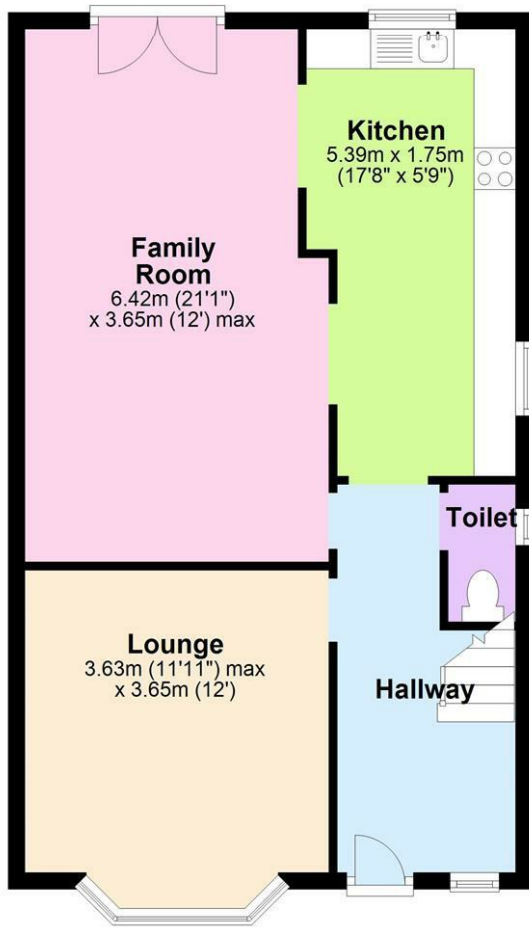
The property's thoughtful refurbishment extends to the spacious bedrooms, each offering ample natural light and comfort. The 3-piece bathroom is spacious, featuring plenty of storage.

Outside, the private rear garden offers a serene retreat, ideal for outdoor relaxation. This well-proportioned garden provides a safe and enjoyable space for children and pets to play, as well as a perfect setting for gardening enthusiasts.

This exceptional home, with its comprehensive refurbishment and quiet location, presents a rare opportunity for discerning buyers seeking a move-in ready property. Don't miss your chance to make this beautifully renovated house your dream home. Please get in touch if you have any questions or to arrange a viewing.

# Floor Plan

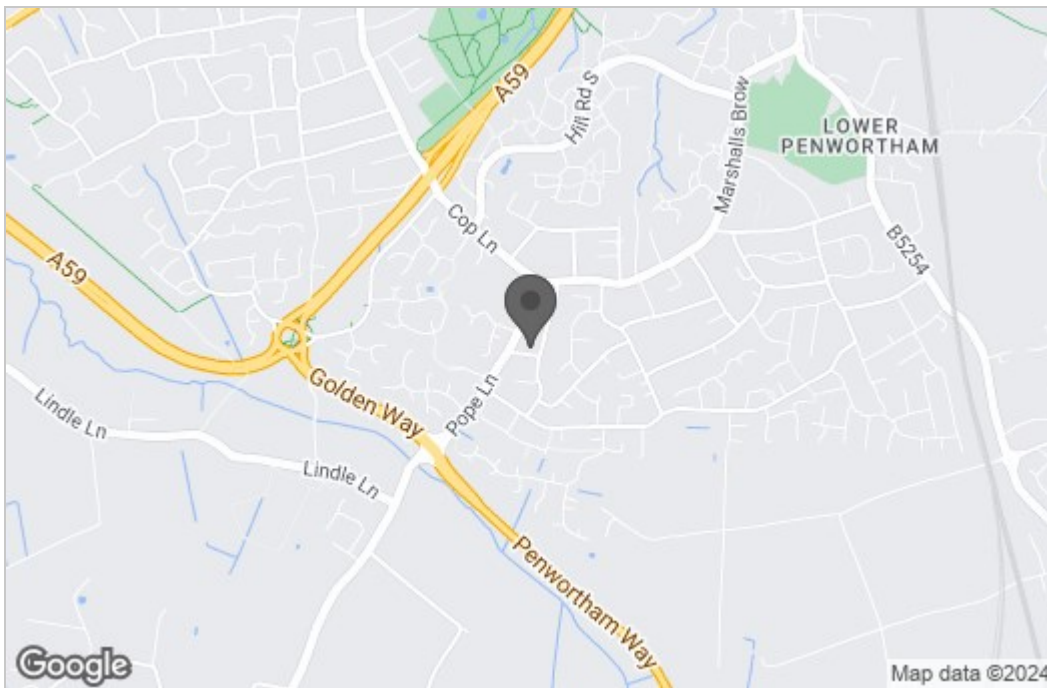
## Ground Floor



## First Floor



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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