

GUILDHALL

SALES & LETTINGS



16 The Grove

Penwortham, Preston, PR1 0UU

Offers Over £240,000



Guildhall Sales and Lettings are delighted to introduce this deceptively spacious three bedroomed semi-detached property to the market. Situated within the highly sought after area of Penwortham, within close proximity to local amenities, commuter routes and schools. Boasting neutral decor and spacious accommodation throughout, this property is well suited for first time buyers or families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and a door to the lounge with access to the fitted kitchen housing a rear entrance door. To the first floor are three bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed laid to lawn garden with a paved patio seating area. To the front of the property is a driveway leading to the rear of the property providing off road parking for numerous vehicles .

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

Lounge 14'0" x 13'11" (4.29 x 4.25)

Kitchen Diner 17'1" x 8'6" (5.23 x 2.61)

First Floor

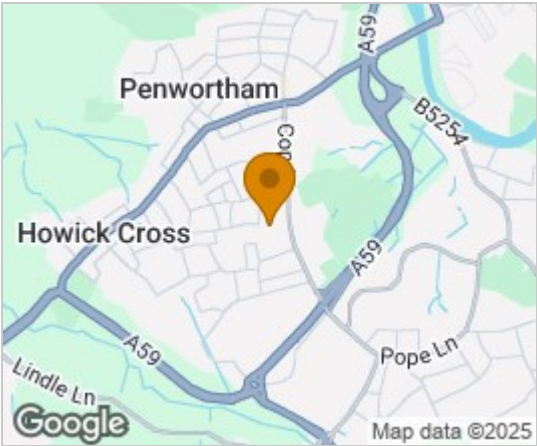
Bedroom One 14'4" x 10'5" (4.39 x 3.19)

Bedroom Two 10'7" x 8'6" (3.24 x 2.6)

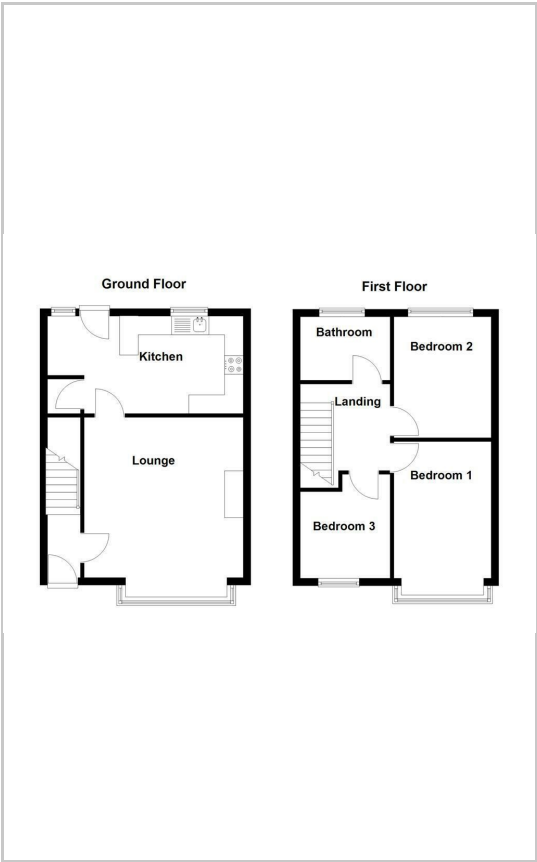
Bedroom Three 9'6" x 6'11" (2.9 x 2.12)

Bathroom 6'8" x 5'6" (2.04 x 1.7)

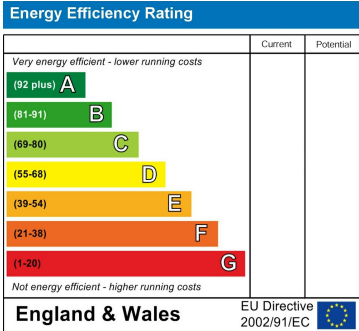
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.