



38 Sunbury Avenue, Penwortham

Preston

Guide Price **£180,000**





38 Sunbury Avenue

Penwortham, Preston

Charming 2-bed true bungalow in Penwortham. Living room, sunroom, kitchen, bathroom, garage, front garden, rear garden, driveway, and rear access. Ideal for single-level living. No chain, easy access to amenities and transport. Book a viewing with Rachael now.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- True Bungalow
- Two Bedroom
- Garage
- Semi Detached
- Drive
- No Chain

Living Room

Gas fireplace. Window and door to rear- leading to conservatory.

Entrance

Window to the front.

Kitchen

Good range of eye and low-level units, single stainless steel sink, integrated fridge freezer, electric oven, electric hob, extractor fan. Plumbed for washing machine, window to rear.

Conservatory

Door to rear.

Bathroom

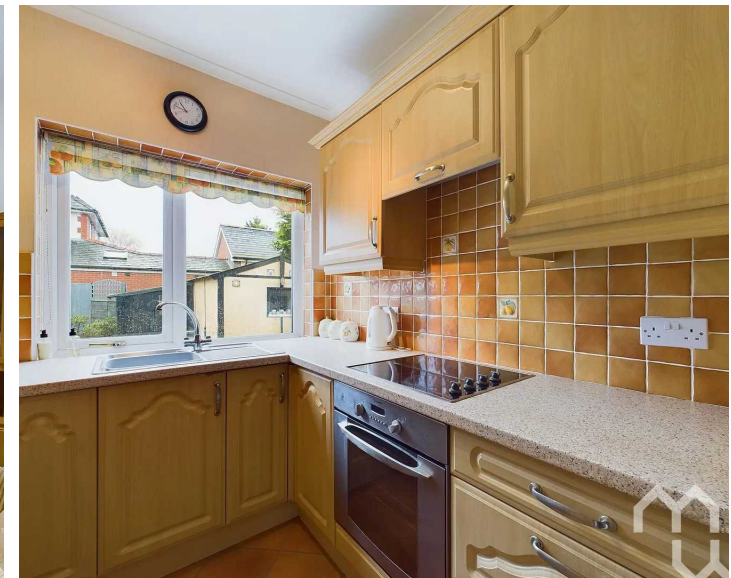
Three-piece suite, shower cubicle with electric shower, vanity wash hand basin, and low-level WC. Window to the side.

Bedroom One

Window to front.

Bedroom Two

Fitted wardrobes. Window to side.





Living Room

Gas fireplace. Window and door to rear- leading to conservatory.

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Kitchen

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Conservatory

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Bathroom

Three-piece suite, shower cubicle with electric shower, vanity wash hand basin, and low-level WC. Window to the side.

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Bedroom Two

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FRONT GARDEN

A landscaped garden with established shrubs and borders. Multi-car driveway.

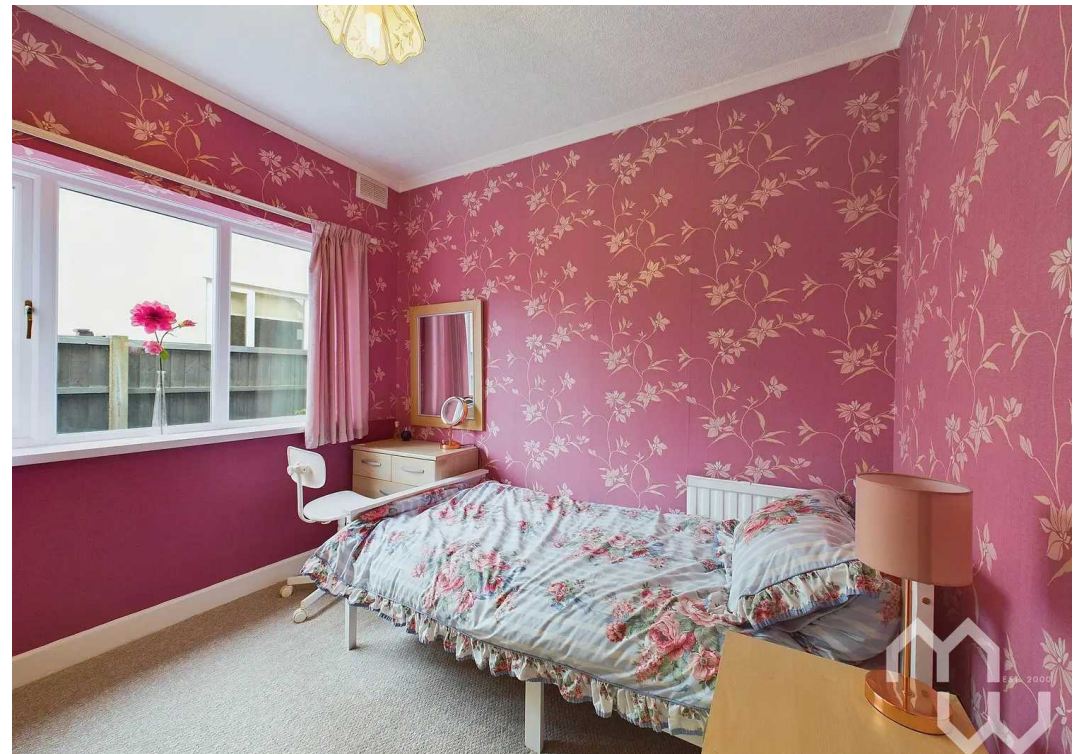
REAR GARDEN

Patio garden, with stoned area, established borders with shrubs. Garage to rear.

DRIVEWAY

2 Parking Spaces





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

769.16 ft²

71.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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