



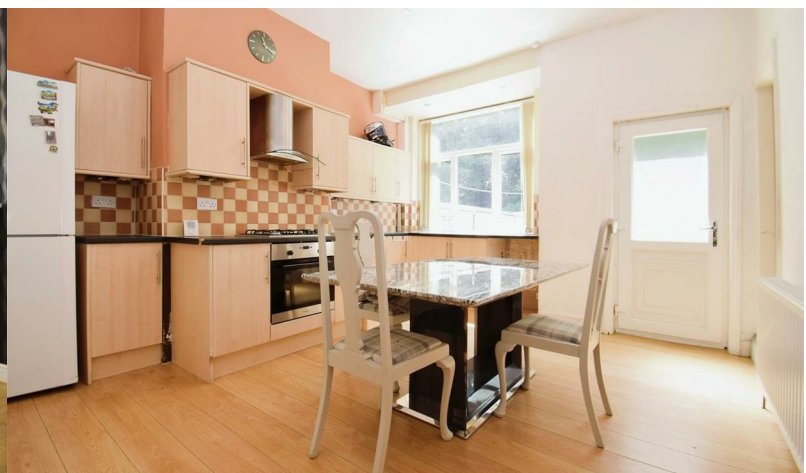
## 8 Margaret Road

Penwortham, Preston, PR1 9QT



**£135,000**

This three bedroom mid terraced house in Penwortham is perfect for both first time buyers and investors. Whilst in need of some minor modernising it should not be missed. The accommodation provides an entrance vestibule leading into the lounge, a dining kitchen, three good sized bedrooms and a modern three piece shower room. Externally there is a large enclosed low maintenance yard to the rear which isn't directly overlooked. With no chain delay early viewing is highly recommended. FREEHOLD, Council Tax Band A. EPC rating C.





## GROUND FLOOR

### Entrance Vestibule

Composite double glazed door to the front, tiled flooring, door into the lounge.

### Lounge

16'7" x 12'2" (5.071 x 3.725)

uPVC double glazed window to the front, radiator, fireplace display, under stairs storage cupboard, laminate flooring, door into the dining kitchen.

### Dining Kitchen

15'1" x 13'3" (4.610 x 4.050)

uPVC double glazed window and door to the rear, wall and base units with contrasting worktops, stainless steel 1.5 L sink with tiled splashback, integrated four ring gas hob oven, integrated oven, overhead extractor fan, space for fridge freezer, space for washing machine, laminate flooring, stairs to the first floor.

## FIRST FLOOR

### Landing

Doors leading into three bedrooms and door into shower room.

### Bedroom One

13'3" x 10'10" (4.062 x 3.317)

uPVC double glazed window to the rear, radiator, built-in wardrobes housing wall mounted combi boiler.

### Bedroom Two

12'2" x 9'11" (3.710 x 3.041)

uPVC double glazed window to the front, radiator.

### Bedroom Three

9'1" x 6'3" (2.790 x 1.914)

uPVC double glazed window to the front, radiator, laminate flooring.

### Shower Room

7'2" x 5'3" (2.194 x 1.622)

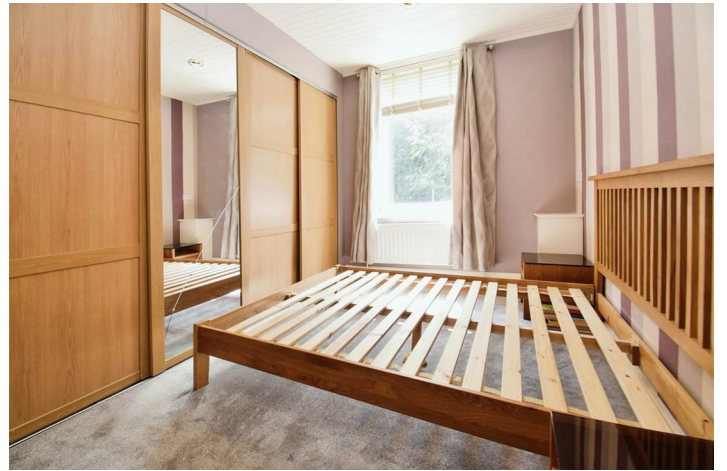
uPVC double glazed window to the rear, enclosed shower with glass screen and a rainfall showerhead attachment, basin with built-in vanity cabinet, low level flush WC, tiled walls, heated towel radiator, recessed spotlights, panelling to ceiling.

## EXTERNAL

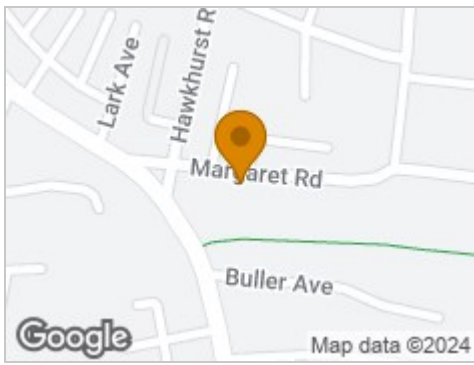
To the rear of the property there is a large hardstanding yard with storage shed which isn't directly overlooked.

## PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



## Road Map



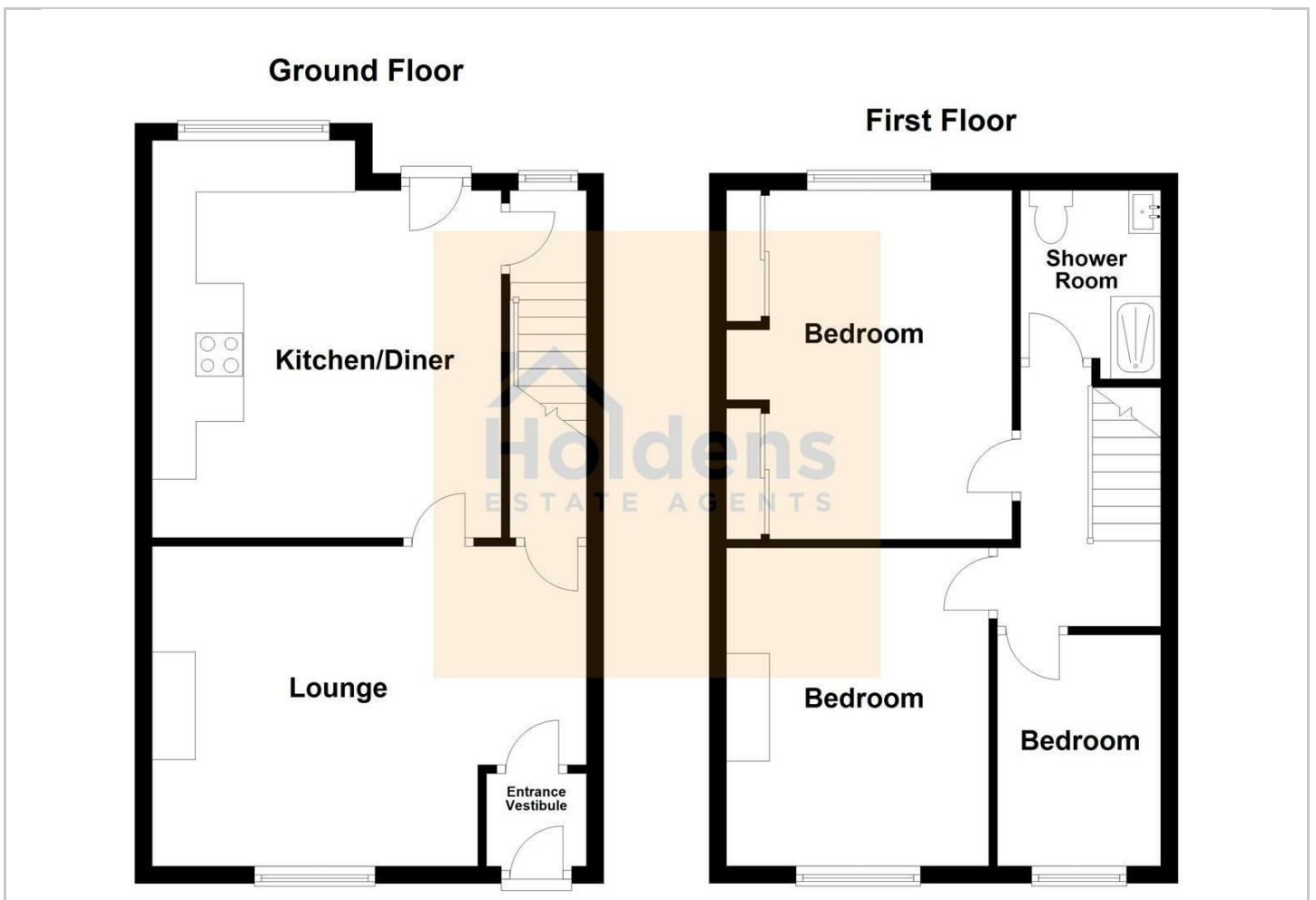
## Hybrid Map



## Terrain Map



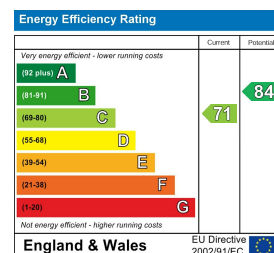
## Floor Plan



## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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