



175 Liverpool Road, Penwortham
Preston

£350,000



175 Liverpool Road

Penwortham, Preston

Beautifully presented 3-bed semi in Higher Penwortham. Two receptions, modern kitchen, spacious bathroom, sunny garden, off-road parking, and summer house. Walk to schools and high street.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stunning Semi-Detached House In Higher Penwortham
- Two Large Reception Rooms
- Modern Kitchen With Integrated Appliances And Breakfast Bar
- Three Bedrooms
- Plenty Of Off Road Parking To Front
- Secure Rear Sunny Garden With Summer House
- Large Four Piece Family Bathroom
- Within Easy Walking Distance To Popular High Street & Catchment Of Excellent Local Schools

Porch

Entrance porch with tiled flooring. Door to side.

Hallway

Stunning entrance hallway with feature radiator. Access to tall under stairs cupboard. LVT flooring.

Lounge

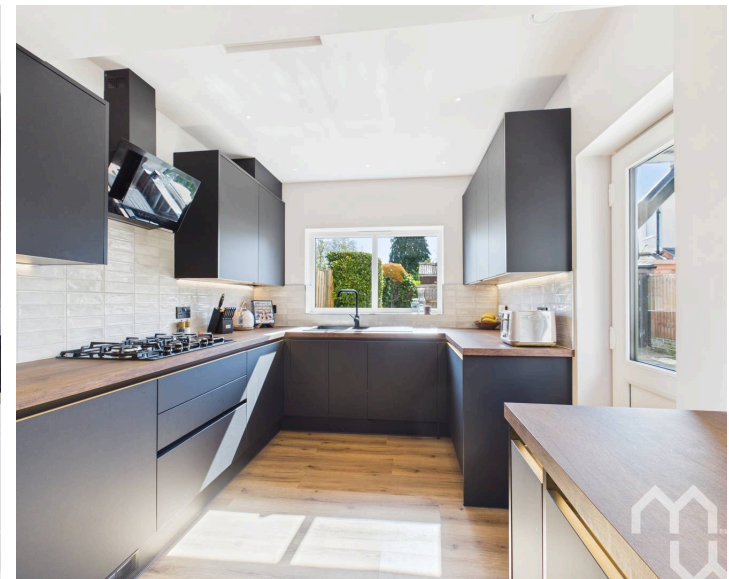
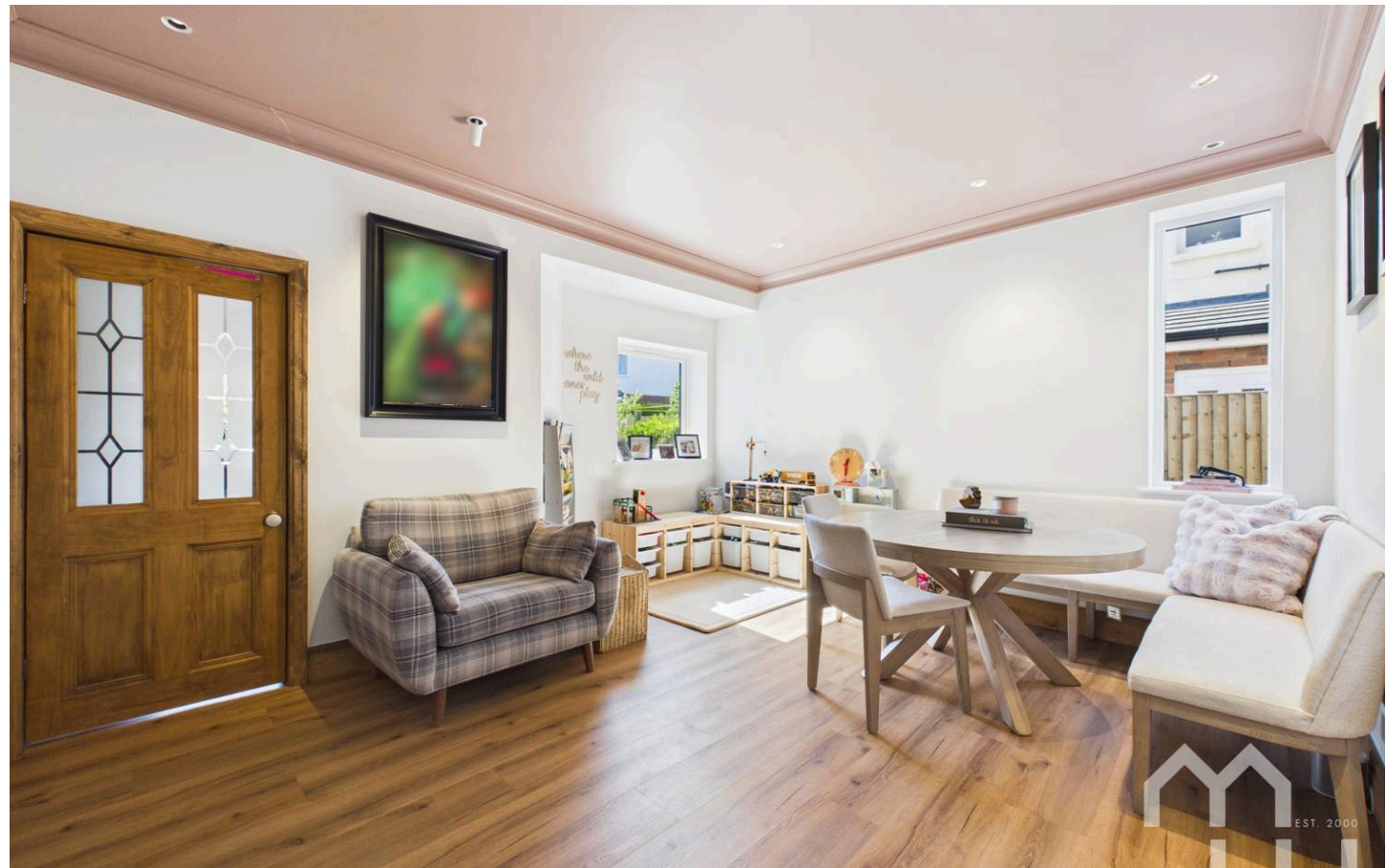
Stunning lounge with gas stove fireplace on tiled hearth with traditional surround. Feature radiator. Window to front.

Dining Lounge

Second reception room with windows to side and rear. LVT flooring.

Kitchen

Beautiful modern kitchen with excellent range of low and eye level units comprising 1 & 1/2 composite sink. Integrated appliances include electric oven & microwave/oven, five ring gas hob with overhead extractor, full size dishwasher, tall fridge freezer, under counter additional freezer, and integral recycling waste unit. Breakfast bar. Underfloor heating. Partially tiled walls. LVT flooring. Window to rear. Door to side.





Landing

Two way landing with loft access and doors to all rooms.

Master Bedroom

Double bedroom with fitted wardrobes. Feature radiator. Window to front.

Bedroom Two

Double bedroom with windows to side and rear.

Bedroom Three

Feature wall panelling. Window to side.

Bathroom

Four piece suite comprising free standing bath, shower cubicle, pedestal wash hand basin & low level w.c. Partially tiled walls. Victorian style radiator. Laminate flooring. Two windows to side.

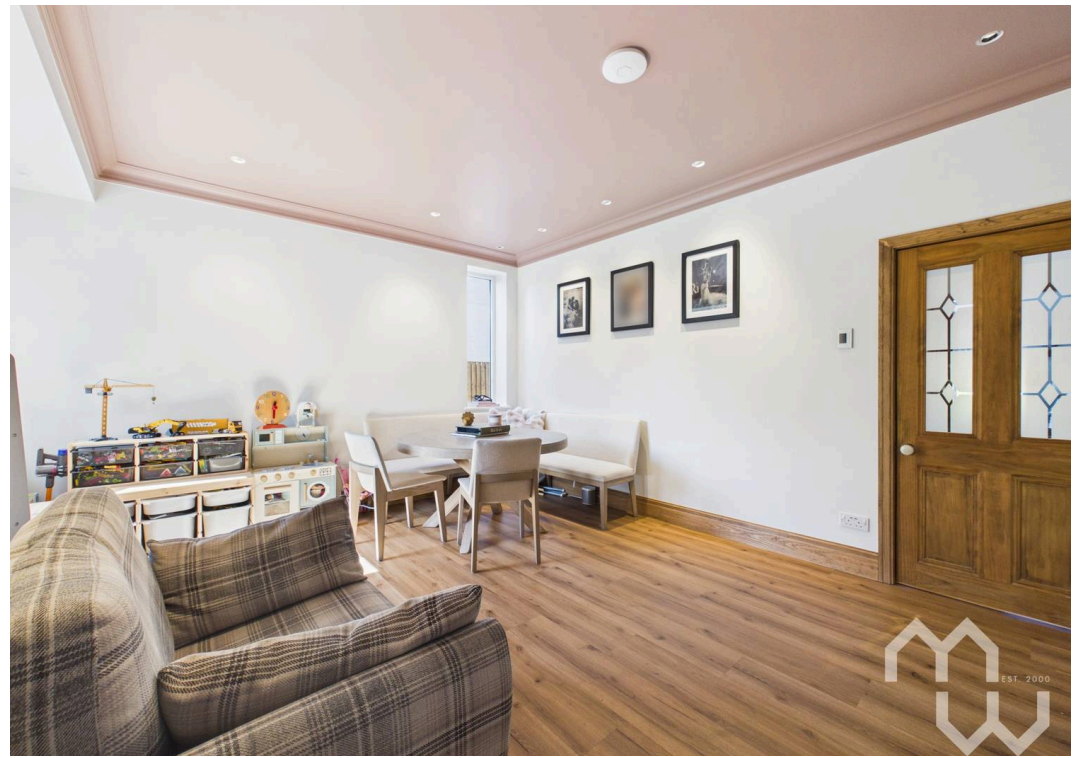
GARDEN

To the front of the property is a large shale area with parking for several vehicles, with Indian stone patio area to front door. Via side gates is the sunny rear garden with continued Indian stone patio and lawned garden. Summer house with door and window to side.

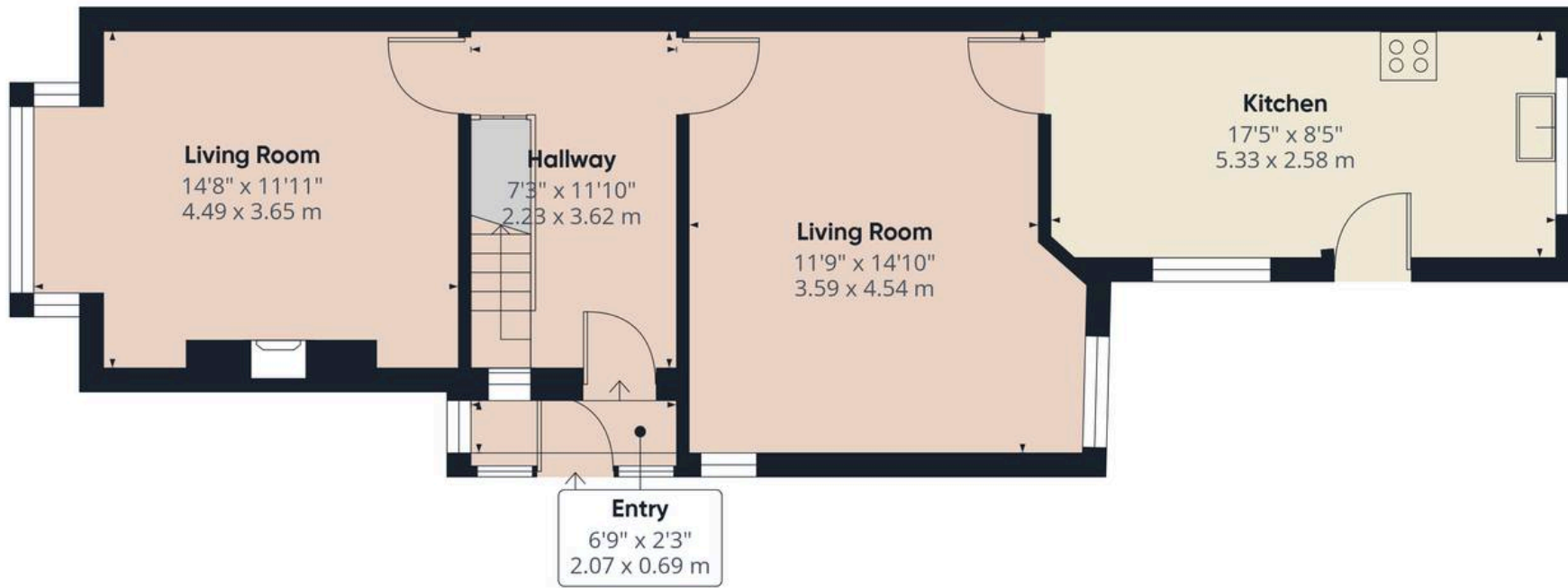
DRIVEWAY

4 Parking Spaces









Approximate total area⁽¹⁾
 604 ft²
 56.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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