



## 16 Cromwell Road

Penwortham, Preston, PR1 9AT

Offers Over £300,000



\*\*THREE BEDROOMED SEMI-DETACHED PROPERTY WITH AN ADDITONAL LOFT ROOM SITUATED WITHIN A WELL SOUGHT AFTER LOCATION\*\*

Guildhall Sales and Lettings are delighted to introduce this spectacularly presented, 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 spacious accommodation and original features throughout, this property is well suited for families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and doors to reception rooms one and two. From the second reception room is an open access to the contemporary fitted kitchen housing French rear entrance doors. To the first floor is the staircase to the second floor and access to three bedrooms and the three piece family bathroom suite. To the second floor is a loft room with storage and a separate WC.

Externally to the rear of the property is an enclosed laid to lawn garden with mature trees and a paved patio seating area. To the front of the property is a driveway providing off road parking.

Viewings are essential, for further information, please call the team on 01772 769999.



## Ground Floor

Reception Room One 12'7" x 12'10" (3.84 x 3.93)

Reception Room Two 11'1" x 14'8" (3.39 x 4.48)

Ground Floor WC 7'6" x 3'7" (2.29 x 1.1)

Kitchen 11'4" x 9'5" (3.46 x 2.88)

## First Floor

Bedroom One 10'2" x 12'11" (3.10 x 3.94)

Bedroom Two 10'11" x 11'2" (3.33 x 3.42)

Bedroom Three 7'4" x 6'5" (2.24 x 1.98)

Bathroom 4'8" x 6'3" (1.43 x 1.93)

## Second Floor

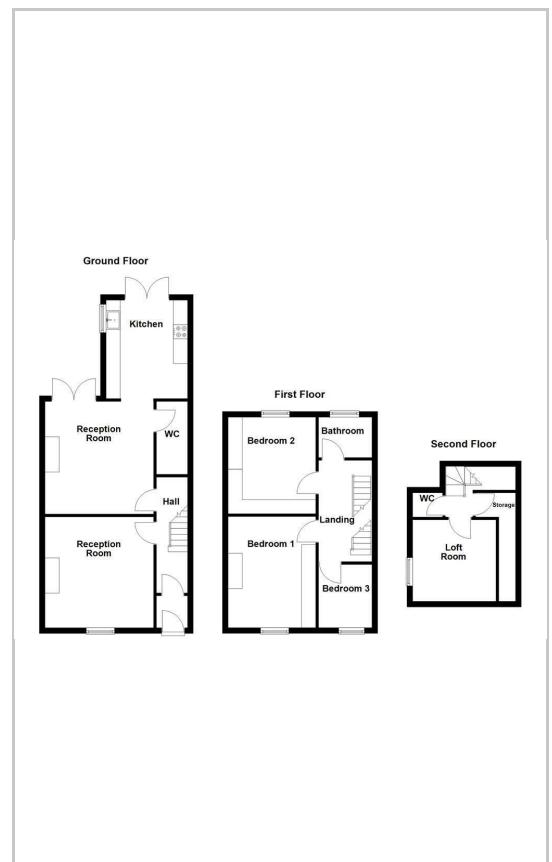
Loft Room 9'8" x 11'1" (2.95 x 3.4)

WC 2'11" x 6'10" (0.9 x 2.1)

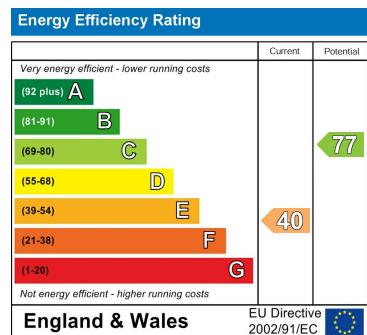
## Area Map



## 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.