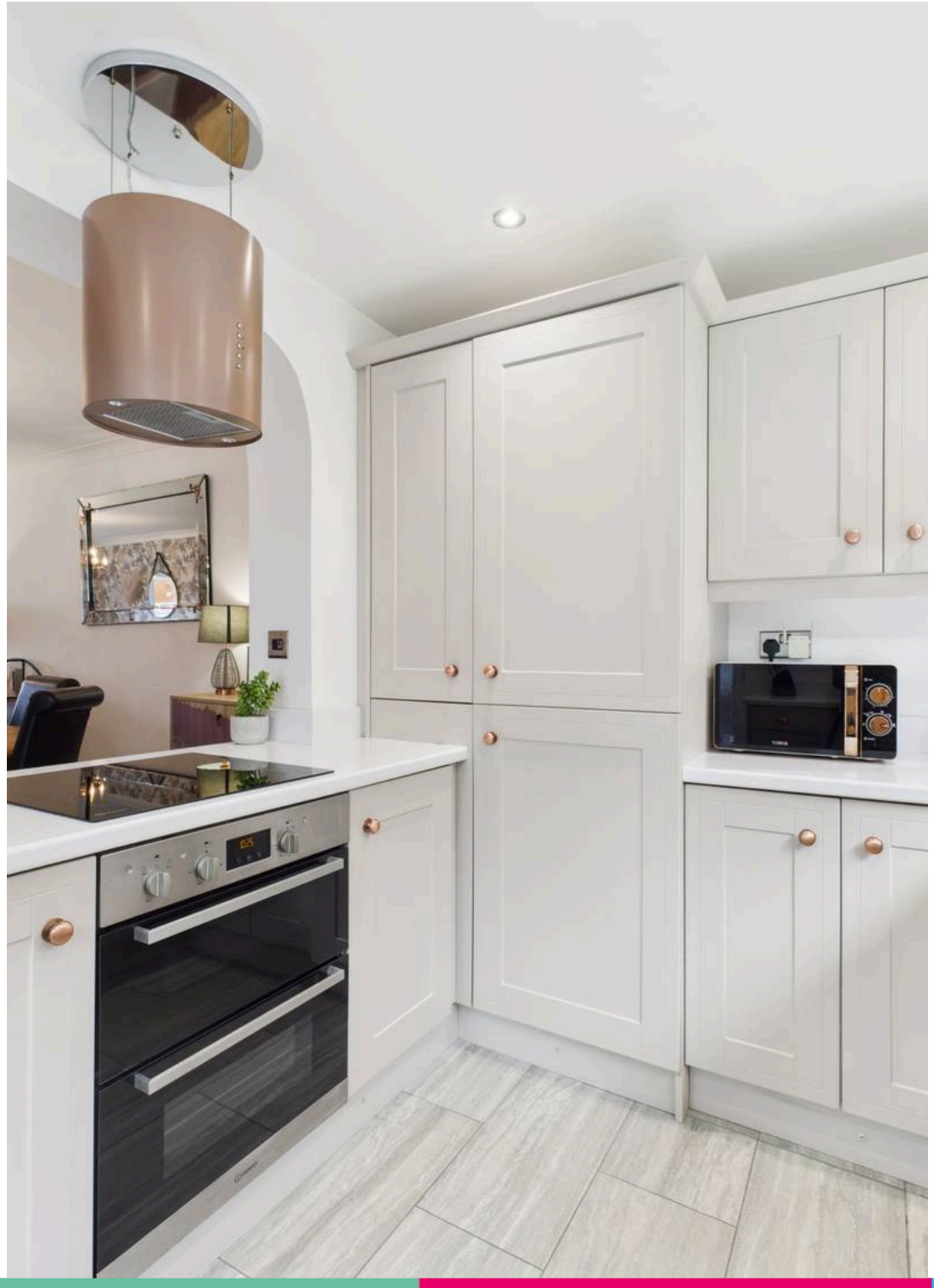


8 The Spinney, Penwortham

Preston

Guide Price £280,000



8 The Spinney

Penwortham, Preston

Two bedroom semi detached bungalow in Higher Penwortham, with a modern kitchen diner, sun room, private garden, garage and ample parking. Close to shops, schools and scenic walks.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautifully Presented Bungalow In Highly Sought After Higher Penwortham
- Stunning Contemporary Kitchen With Open Plan Dining Area
- Sun Room With Stunning Garden Views
- Two Double Bedrooms
- Garage With Access From House
- Rear Established Garden That Is NOT OVERLOOKED
- Set Back On A Spacious Plot With Parking For Multiple Cars On Driveway. Easy Access To Scenic Walks.
- Within A Short Walk To Popular Local Highstreet With Shops, Bars & Restaurants. Within Catchment Of Excellent Schools.

Entrance Hallway
Bright entrance hallway with doors to all rooms & access to tall storage cupboard. Feature radiator. Laminate flooring.

Kitchen
Stunning contemporary kitchen with excellent range of eye and low level units comprising 1 & 1/2 ceramic sink. Integrated appliances include double oven, electric four ring hob with over head extractor, dishwasher & tall fridge freezer. Partially tiled walls. Tiled flooring. Window to rear.

Lounge
Beautiful lounge with electric fire within contemporary stone surround. Window to front.

Dining Room
Open plan from lounge.

Sun Room
Sun room accessed via kitchen with tiled flooring. French doors on to rear garden. Access into garage. Beautiful garden views.

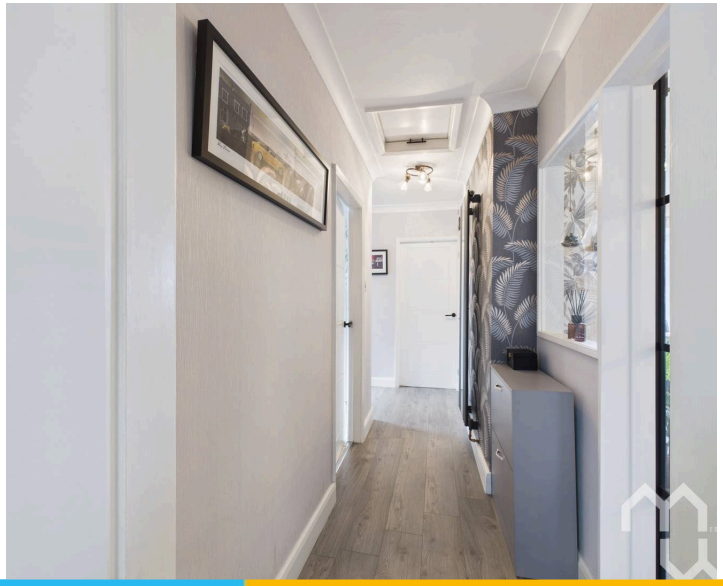
Bedroom One
Master bedroom with fitted wardrobes. Window to rear.

Bedroom Two
Double bedroom with window to front.

Bathroom
Three piece suite comprising shower cubicle, vanity wash hand basin & low level w.c. Feature heated towel rail. Fully tiled walls. Tiled flooring. Window to side.







GARDEN

To the front of the property is a generous gravelled driveway providing parking for several cars, leading up to the garage. To the rear of the property via side gate is a stunning, sunny rear garden, mainly laid to lawn with mature shrubs surrounding. Patio area to the side. The garden offers a wonderfully peaceful setting, often attracting a variety of birds, providing a lovely sense of tranquility.

DRIVEWAY

4 Parking Spaces

GARAGE

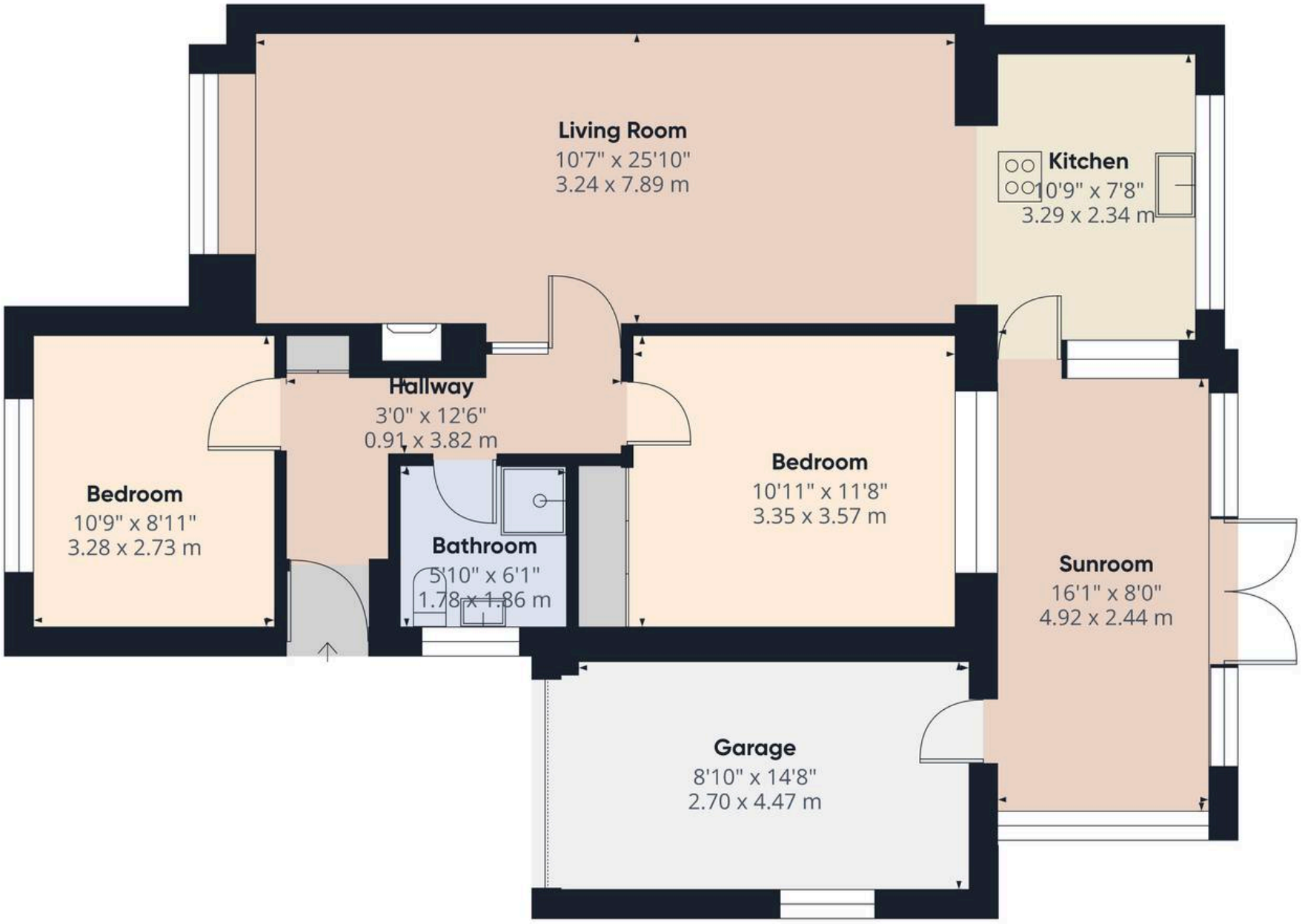
Single Garage

Garage with power & water connection.









Approximate total area(1)

980 ft²

91 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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