



14 CROWNLEE

PENWORTHAM, PRESTON, PR1 0PA

£175,000
FREEHOLD

A very sought after and desirable location, this select development of true bungalows is set in an extremely pleasant and well presented hamlet within a great community, with residents being over 55's. The semi detached bungalow is in great order and offers two generous bedrooms, a very spacious and bright lounge diner, a modern well equipped fitted kitchen with Neff gas hob, Neff electric double oven and an integrated washer dryer. There is a contemporary shower room, gas central heating and uPVC double glazing, there are well kept communal garden areas as well as a rear paved patio, perfect for potted plants. To the front is driveway parking for several vehicles. There is a recently renovated community centre which offers a great selection of subsidised meals, residents gatherings and even accommodation for family members wishing to stay over. The property tenure is freehold. Close to local bus routes and Sainsburys local is within walking distance. Viewing is essential to fully appreciate the size, presentation and positioning of this lovely home and the property is offered with No Chain Delay.

MARIE HOLMES

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14 CROWNLEE

- Select Over 55's Development • Most Sought After & Desirable Location • Well Presented & Maintained • Two Generous Bedrooms • Spacious Lounge & Dining • Modern Fitted Kitchen With Quality Appliances • Contemporary Fitted Shower Room with Under Floor Heating • Gas Central Heating • uPVC Double Glazing • Excellent Community Centre Offering Subsidised Meals



Entrance Hall

With uPVC double glazed door to the front, radiator, ceiling light and handy storage cupboard.

Kitchen

9'8" x 7'10" (2.95 x 2.39)

With a range of wall, drawer and base units with contrasting working surfaces, one and a half stainless steel sink and drainer, integrated washer/dryer, four ring NEFF gas hob with glass splashback and extractor hood, NEFF electric double oven, concealed microwave shelf, space for upright fridge freezer, uPVC double glazed window to the front, laminate flooring, ceiling light and cupboard housing the central heating boiler and providing room for linen store.

Lounge/Diner

14'7" x 15'5" (4.45 x 4.70 (4.44 x 4.69))

With ample space for lounge and dining, uPVC double glazed patio doors to the rear paved patio and a further uPVC double glazed picture window to the rear creating great natural light, coal effect gas fire with marble style inset, hearth and surround, ceiling and wall lights, radiator and door to Inner Hall

Inner Hall

A bright inner hall with ceiling light, loft access point and doors off.

Bedroom One

14'7" into wardrobes x 10'1" (4.45 into wardrobes x 3.07)

A lovely bright and spacious Master Bedroom with uPVC double glazed window to the front, radiator, ceiling light and built-in wardrobes to one wall.

Bedroom Two

9'9" x 7'11" (2.97 x 2.41)

With uPVC double glazed window to the front benefitting from the morning sunshine, ceiling light and radiator.

Shower Room

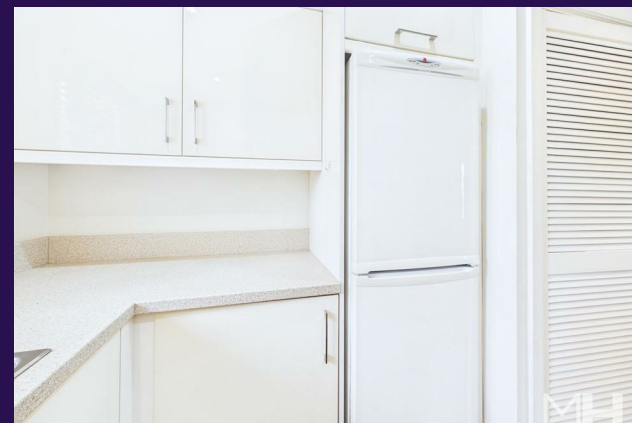
6'0" x 7'10" (1.83 x 2.39 (1.84 x 2.4))

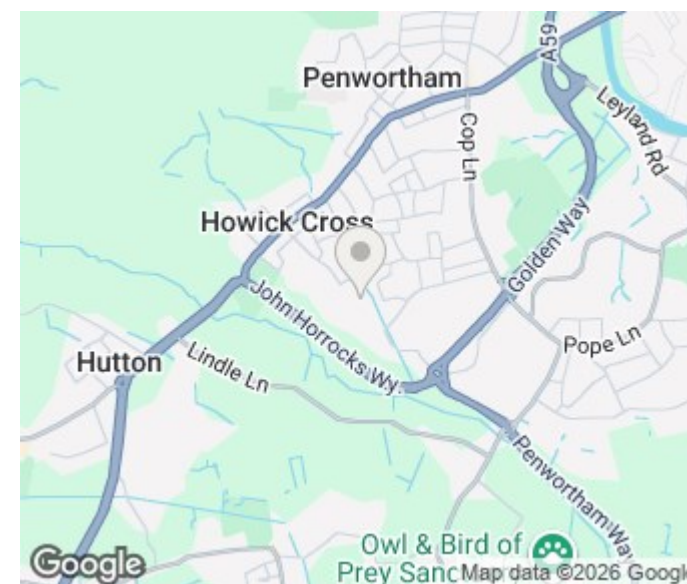
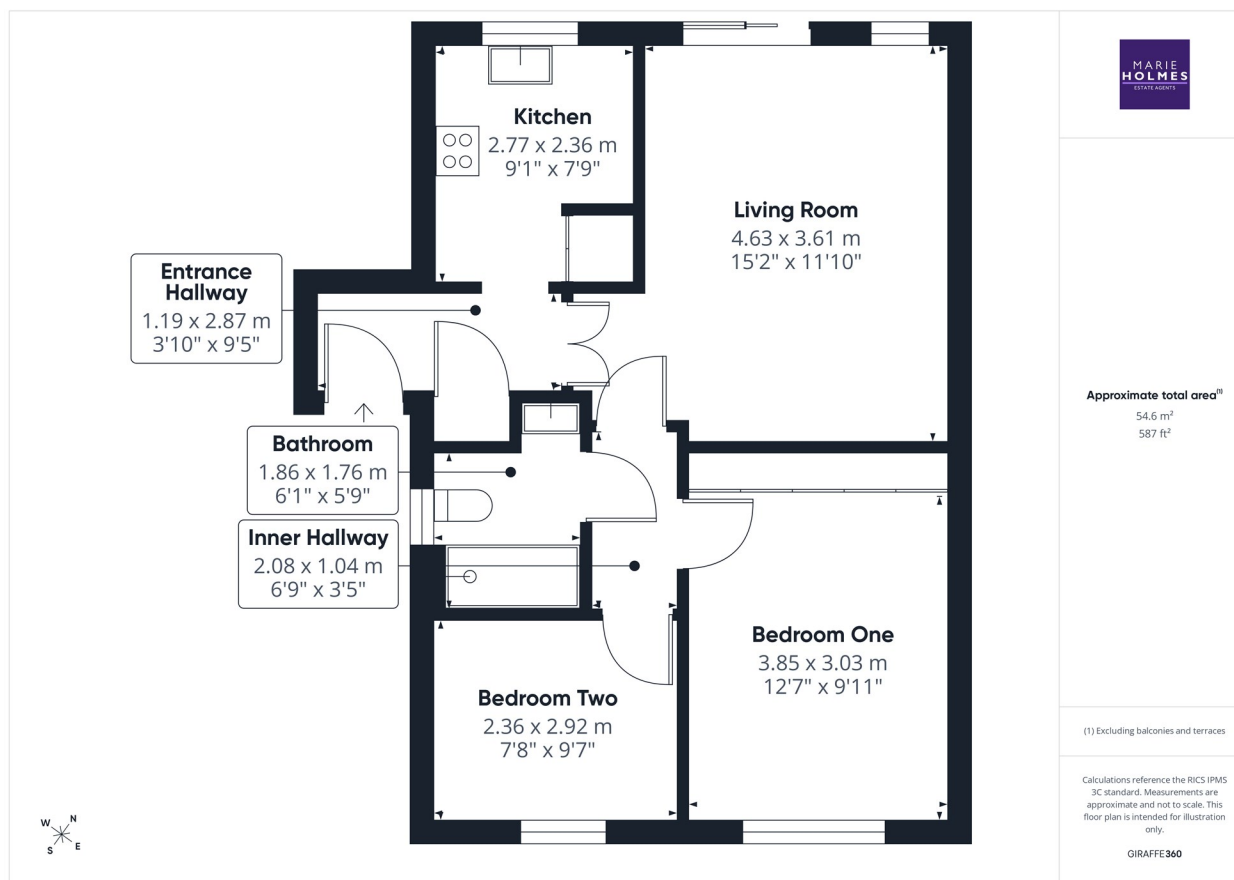
A contemporary three piece suite comprising low suite W.C., wash hand basin set on vanity unit with illuminating vanity mirror and "step-in" shower basin with glazed screening and mains shower with two showerheads, one rainwater effect fixed and a second adjustable, heated towel rail, fully tiled, tiled flooring with electric under floor heating, extractor fan, spot light and opaque uPVC double glazed window to the side.

Outside

To the front there is a great size driveway offering parking for several vehicles, to the rear is a lovely paved patio area.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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