5 MOORHEY DRIVE

PENWORTHAM, PRESTON, PR1 0SS

Asking Price £199,950

FREEHOLD

• Traditional Semi Detached • Three bedrooms • Useful Loft Room • Three Reception Rooms • Fitted Kitchen • Gas Central Heating • uPVC Double Glazing • Driveway Parking & Garage • Enclosed Rear Garden • Great Potential

MARIE HOLMES

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A traditional semi detached house in the most sought after location of Higher Penwortham. The property has been extended and offers three bedroom and a useful loft room, front lounge, rear sitting room and a further dining room being adjacent to the kitchen. A uPVC double glazed constructed conservatory. There is gas central heating and uPVC double glazing. To the front is driveway parking and a detached garage for storage. There is an enclosed hard landscaped rear garden. The property is in need on some works and is within walking distance to Penwortham's vibrant high street with all it's excellent services, amenities, independent business, boutiques, restaurants and wine bars. Within catchment for outstanding local schools. The property is in need of some updating and has great further potential. Viewing is essential and the property is offered with No Chain Delay.

Entrance Hall

With uPVC double glazed door to front, stairs to first floor and door to lounge.

Lounge

13'8" x 12'6" (4.17 x 3.81)

With uPVC double glazed window to the front, coal effect gas fire, original ceiling, ceiling light and door to second lounge.

Sitting Room

12'8" x 11'5" (3.86 x 3.48 (3.85 x 3.49))

With electric fire and mantle surround, coving to ceiling, ceiling light, radiator, uPVC double glazed patio doors to the conservatory and open to dining room.

Dining Room

11'5" x 8'9" (3.48 x 2.67)

With uPVC double glazed window to the front, opaque uPVC double glazed window to the side and laminate flooring,

Kitchen

With a range of wall, drawer and base units with contrasting working surfaces, integrated electric oven and microwave, gas hob with extractor hood above, one and a half stainless steel sink and drainer, integrated fridge/freezer and dishwasher, laminate flooring, uPVC double glazed window to the rear, pelmet down lights,

Utility room

With plumbing for washer.

Conservatory

8'8" x 8'10" (2.64 x 2.69 (2.63 x 2.70))

Being uPVC double glazed constructed, door to rear and tiled flooring.

First Floor Landing

With opaque uPVC double glazed window to side, ceiling light, doors off and door to inner landing with stairs to loft room.

Bedroom One

11'7" x 13'3" (3.53 x 4.04)

With uPVC double glazed bay window to front, ceiling light and radiator.

Bedroom Two

9'4" x 10'6" (2.84 x 3.20)

With uPVC double glazed window to rear, ceiling light and radiator.

Bedroom Three

8'5" x 7'0" (2.57 x 2.13)

With uPVC double glazed window to side, built in cupboard, ceiling light and radiator.

Bathroom

With a three piece suite comprising low level W.C. pedestal wash hand basin and bath with shower over, part tiled elevations, tiled flooring and opaque uPVC double glazed window to the rear.

Loft room

10'7" x 11'2" (3.23 x 3.40)

With Velux window to roof.

Outside

To the front there is driveway parking

Rear Garden

Being fully enclosed with hard landscaping and garage store.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

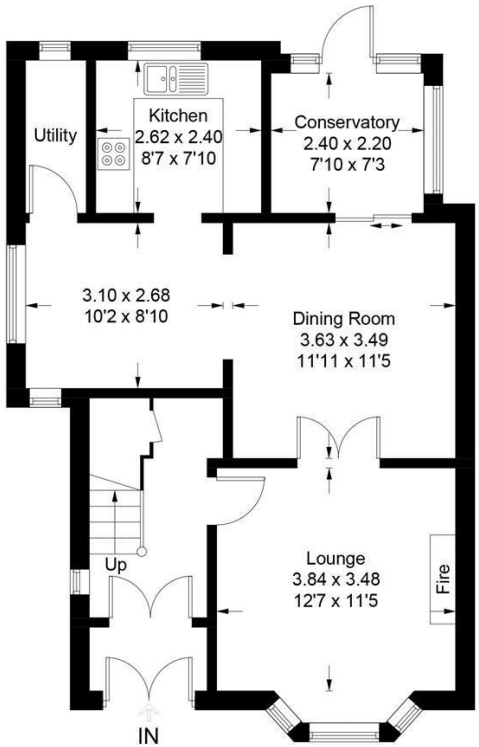
Viewings – By Appointment Only

Tenure – Freehold

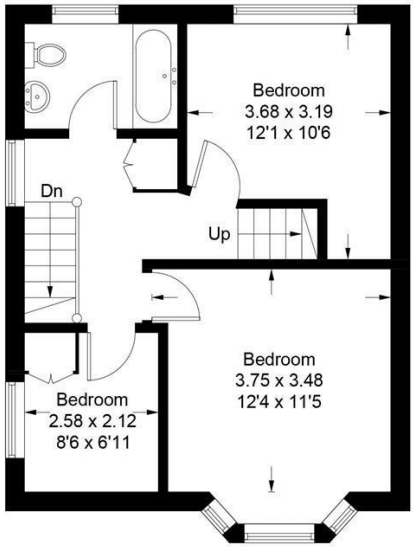
EPC Rating –

Moorhey Drive

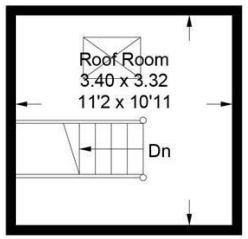
Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft



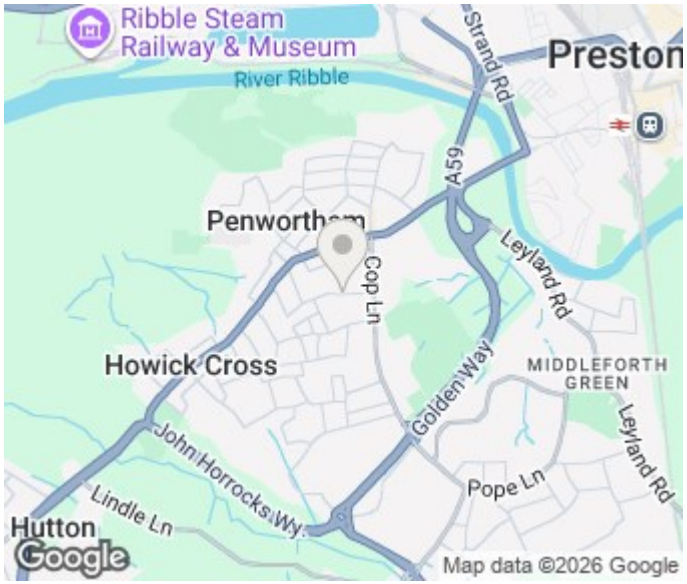
Ground Floor

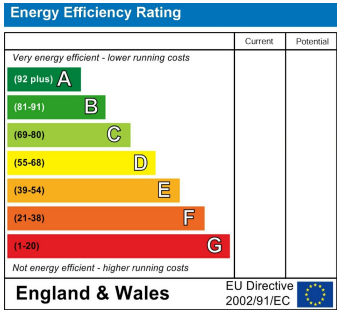


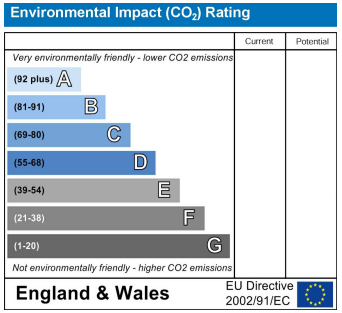
First Floor



Roof Room







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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