



## 20 BANK PARADE

PENWORTHAM, PRESTON, PR1 9HQ

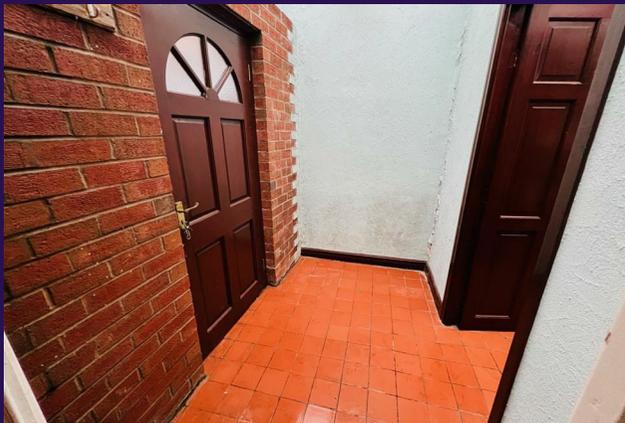
**£180,000**  
FREEHOLD

A very well positioned spacious semi detached true bungalow, in the most sought after location of Penwortham. Being set on a quiet road yet having easy access to excellent local services, and amenities as well as bus routes and outstanding local schools. This generous size bungalow offers, two bedrooms, an airy and bright lounge, fitted kitchen and additional linked room accessed from the kitchen. There is gas central heating and uPVC double glazing, driveway parking and a lovely private rear garden. Walking distance to all the great local amenities, doctors surgery and pharmacy, library and launderette. Viewing is essential to fully appreciate the size, setting and further potential this property has to offer. Offered with No Chain Delay

**MARIE HOLMES**  
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## 20 BANK PARADE

- Semi Detached True Bungalow • Sought After & Desirable Location • Two Bedrooms • Lounge • Dining Kitchen • Sun Lounge / Garden Room • Great Setting • Excellent Further Potential • Gas Central Heating Via 7 month Old Combi-Boiler • Loft Room With Window



### Entrance Hall

With door to front elevation, ceiling light and doors off.

### Lounge

With wooden flooring, inset fire, picture window to side, double glazed window to front, ceiling light and concealed radiator.

### Kitchen/Diner

With a range of wall, drawer and base units with contrasting working surfaces, gas cooker with extractor hood above, cupboard housing 7 month old combi boiler, underslung sink with carved drainer, lovely double glazed corner window and door to side porch.

### Porch

Access to an additional room.

### Sun Room

With uPVC double glazed patio door overlooking and accessing the rear garden, quarry tiled flooring and ceiling light.

### Bedroom One

With wooden flooring, double glazed window to front, radiator and ceiling light.

### Bedroom Two

With wooden flooring, double glazed window overlooking the rear garden and radiator.

### Shower Room

A modern three piece suite comprising wash hand

basin on vanity unit, glazed shower compartment with mains shower and low suite W.C. water resistant panelled elevations, opaque double glazed window to the rear, spotlights and heated towel rail.

### Loft

Being boarded and accessed by a retracting ladder with a window to the side gable, additional access to eaves. There is an out of commission old boiler as the new one is in the kitchen.

### Rear

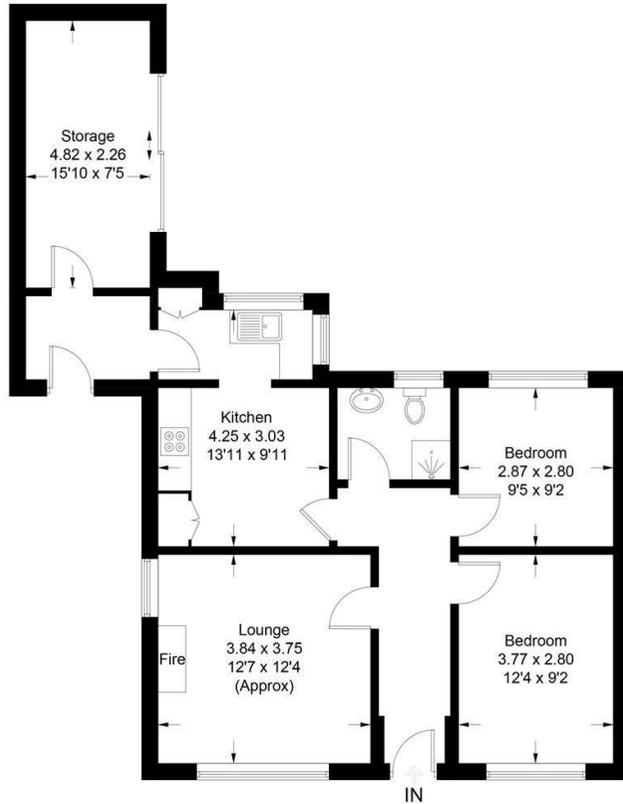
A large constructed covered veranda decked area to the rear with area to dine, perfect for entertaining. The rear garden is hard landscaped with raised patio area.

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### Bank Parade

Approximate Gross Internal Area = 75.4 sq m / 812 sq ft



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

**EPC Rating: 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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