



6 CROWNLEE PENWORTHAM, PRESTON, PR1 OPA

£165,000
FREEHOLD

A great opportunity to purchase a lovely home requiring some TLC and being realistically priced to reflect this. A semi detached true bungalow in a most popular and select residential area. This lovely home has a beautiful bright lounge with picture windows overlooking it's own patio and communal gardens beyond, with driveway parking for two cars, two generous bedrooms, modern shower room and fitted kitchen. Being for over 55's residents the bungalow is in an outstanding setting which offers a great community with services available from the newly renovated onsite community centre where there are organised activities, subsidised meals and even accommodation for family visitors. There is uPVC double glazing and gas central heating. Close by is Sainsburys local, bus routes and at the top of Central Drive is Liverpool Road where the high street amenities are situated further along within the centre of Higher Penwortham, where there are excellent independent shops, boutiques, restaurants and bars. Viewing is essential to fully appreciate the layout, quality of finish and location. The bungalow is offered with No Chain Delay

MARIE HOLMES

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6 CROWNLEE

- Semi Detached True Bungalow – Realistically Priced • Sought After Crownlee Development • Over 55's Residents – Requiring Some TLC • Two Spacious Bedrooms • Spacious & Bright Lounge Room • Fitted Kitchen • Modern Shower Room • Own Patio Area & Communal Gardens • Driveway Parking • Brilliant Community Centre



Entrance Hall

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

Lounge

15'6" x 11'11" (4.72 x 3.63)

A lovely bright and spacious lounge with uPVC double glazed pictures windows overlooking the rear patio, coal effect gas fire with mantel surround, radiator and T.V. aerial point.

Kitchen

9'3" x 7'11" (2.82 x 2.41)

With a range of wall, drawer and base units with contrasting surfaces and splashback tiling, electric cooker, sink and drainer unit, space for upright fridge freezer, cupboard housing the central heating boiler and window to rear.

Inner Hall

With ceiling light and doors off.

Bedroom One

12'0" x 10'1" (3.66 x 3.07)

With uPVC double glazed window to the front, a range of fitted wardrobes, ceiling light and radiator.

Bedroom Two

9'9" x 7'9" (2.97 x 2.36)

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

Shower Room

A wet room with electric shower, "Heritage" wash

hand basin and concealed cistern W.C. bespoke vanity unit, heated towel rail, opaque double glazed window to the side, linen cupboard with plumbing for washer.

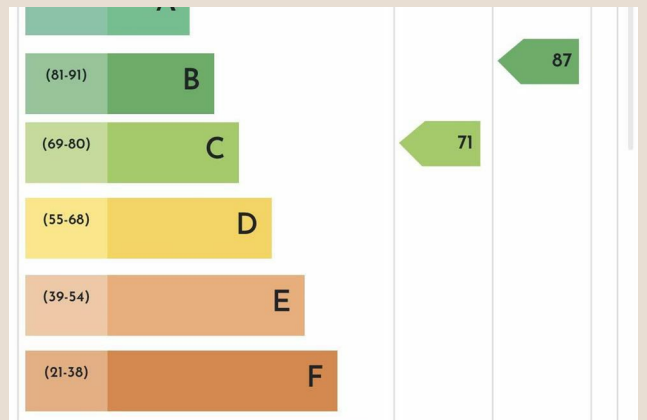
Outside

There is plenty of driveway parking and a shed.

Rear

To the rear is a patio area and communal gardens beyond.

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ADDITIONAL INFORMATION

Local Authority –

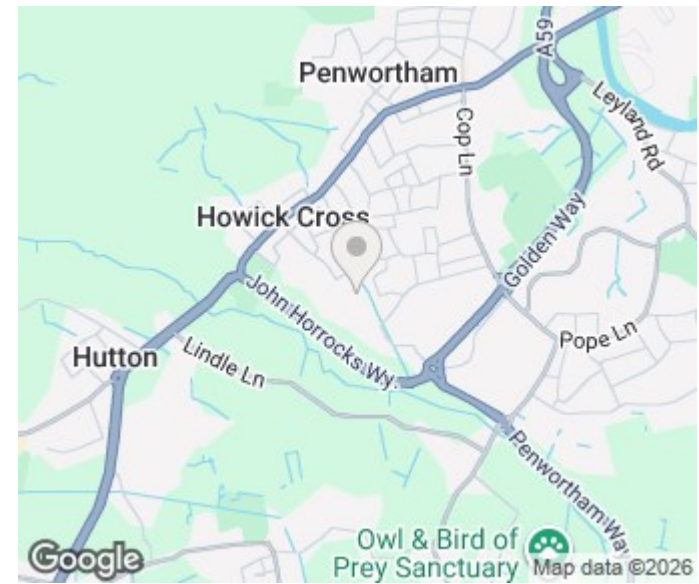
Council Tax – Band C


Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

EPC Rating –



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

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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