



4 MOORHEY CRESCENT PENWORTHAM, PRESTON, PR1 OST

£249,950
FREEHOLD

A beautifully presented and well maintained true bungalow set on a quiet cul de sac in the most popular and desirable location of Higher Penwortham. There are two bedrooms, a lovely contemporary shower room, a modern well equipped fitted kitchen open plan to dining and a further sitting area, as well as a front lounge room. There is gas central heating and uPVC double glazing. There is driveway parking and a garage. There are gardens to the front and an enclosed rear garden. Being close to excellent local services and amenities, walking distance to Penwortham's vibrant high street, with all the independent local businesses, wine bars, restaurants and coffee shops as well as individual boutiques. Viewing is essential to fully appreciate the size, setting and presentation of this very well presented property. No Chain Delay.

MARIE HOLMES

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4 MOORHEY CRESCENT

- Semi Detached True Bungalow in Sought After Location • Higher Penwortham • Two Bedrooms • Front Lounge • Modern Well Equipped Dining Kitchen • Second Sitting Area • Contemporary Shower Room • Gas Central Heating • uPVC Double Glazing • Very Well Presented & Maintained



Entrance Hall

Bespoke fitted shoe cupboard, loft access with retracting ladder part boarded and ceiling light.

Main lounge

Stylish inset gas fire, ceiling light and Oriel uPVC double glazed window to the front.

Kitchen/Diner

Contemporary range of wall, drawer and base units with contrasting working surfaces, one and a half stainless steel sink unit and drainer, space for dishwasher, four ring gas hob with extractor hood, plumbed for washer, cupboard housing central heating boiler, uPVC double glazed window to side, uPVC double glazed window and uPVC double glazed door to the rear, two radiators.

Snug

With T.V. point and ceiling light

Bedroom One

With uPVC double glazed window to front, radiator and fitted wardrobes.

Bedroom Two

With fitted wardrobes, uPVC double glazed window to the rear and radiator.

Shower Room

Luxury shower room with a three piece suite comprising double size walk in shower with mains shower, low suite W.C. and wash hand basin set on a vanity unit, tiled flooring, extractor and uPVC double glazed window.

Garage

With power and light.

Rear Garden

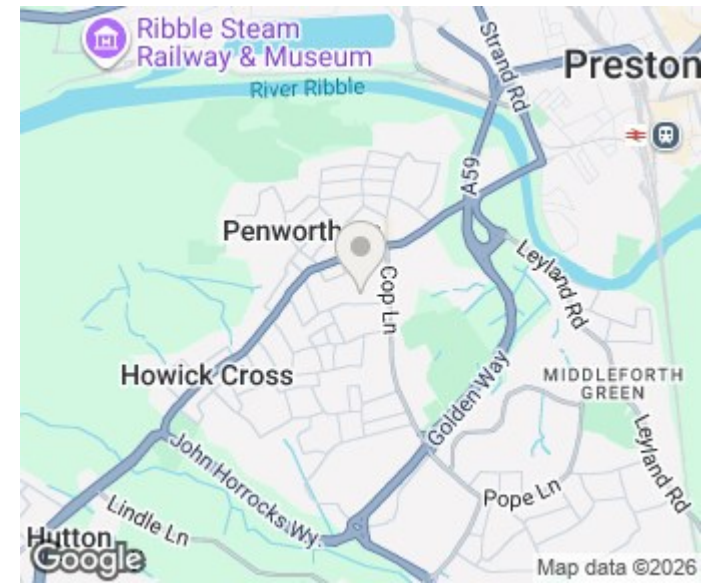
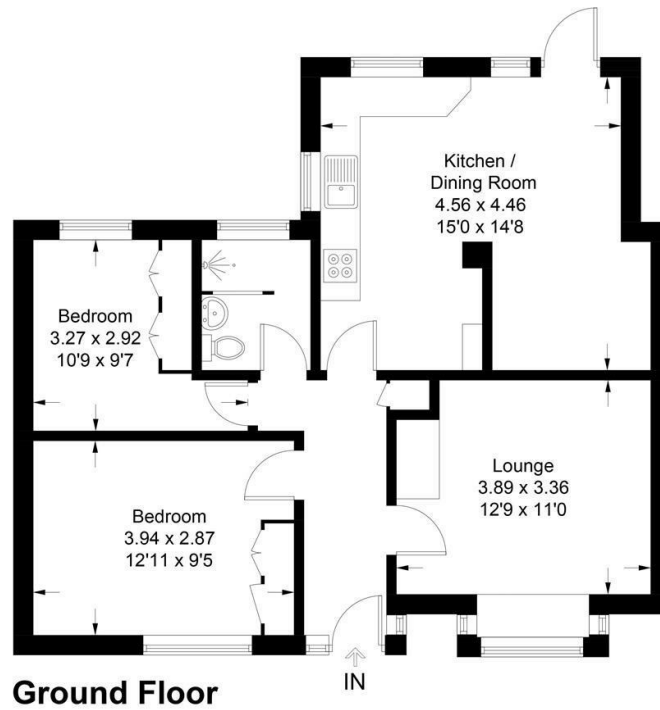
Shed at the rear of the garage, central lawn area, paved patio and outside water supply.

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Moorhey Crescent

Approximate Gross Internal Area = 65.1 sq m / 701 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: 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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