



17 PENWORTHAM HALL GARDENS

PENWORTHAM, PRESTON, PR1 9TG

£92,500
LEASEHOLD

A spacious and modern first floor apartment on the very popular Penwortham Hall Gardens over 55's development. Available on a 70% shared ownership basis. This lovely home has its own entrance at ground floor level with a spacious master bedroom and a further second bedroom, good size lounge/dining room, modern kitchen with quality integrated appliances, and a contemporary three piece shower suite. There is uPVC double glazing and gas central heating. The outlook is great overlooking the well maintained communal gardens and scattered seating areas as well as dedicated outdoor laundry compound. There are also parking bays available. Being set in a very tranquil environment and yet within easy access to the local amenities, doctors and pharmacy as well as a handy bus route. Viewing is essential and No Chain Delay.

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

17 PENWORTHAM HALL

- First Floor Apartment in Sought After Location
- Modern Throughout
- Over 55's & 70% Shared Ownership
- Two Bedrooms
- Spacious Lounge
- Stylish Well Equipped Kitchen
- Contemporary Shower Room
- Gas Central Heating
- uPVC Double Glazing
- Car Parking Bays



Entrance

Ground floor level access with stairs to first floor.

First Floor Landing

With two large storage cupboards, ceiling lights and doors off.

Lounge

13'2" x 13'9" (4.01 x 4.19)

A lovely bright and spacious lounge room with uPVC double glazed window to the rear, radiator, ceiling light.

Kitchen

8'8" x 7'9" (2.64 x 2.36 (2.63 x 2.37))

A modern kitchen with a range of well designed wall, drawer and base units with contrasting working surfaces, stainless steel sink unit and drainer, plumbed for washer, Neff induction hob with extractor above, Neff double electric oven, space for fridge freezer and uPVC double glazed window.

Bedroom One

14'10" x 10'5" (4.52 x 3.18)

A spacious double bedroom with a uPVC double glazed window to the front, radiator and ceiling light.

Bedroom Two

10'5" x 8'1" (3.18 x 2.46)

With a uPVC double glazed window, radiator and ceiling light.

Shower Room

With a contemporary three piece suite comprising, quadrant glazed shower compartment with electric shower, wash hand basin and low suite WC, extractor fan, heated towel rail

Outside

There are beautiful landscaped communal gardens, scattered seating areas, car parking bay and an outdoor laundry compound area.

17 PENWORTHAM HALL



17 PENWORTHAM HALL

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B


Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold

EPC Rating – C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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.

Marie Holmes Estate Agents

36d Liverpool Road
 Penwortham
 Preston
 Lancashire
 PR1 0DQ

01772 750777
 penwortham@marieholmes.co.uk
 www.marieholmes.co.uk

MARIE HOLMES

SALES | LETTINGS | MORTGAGES