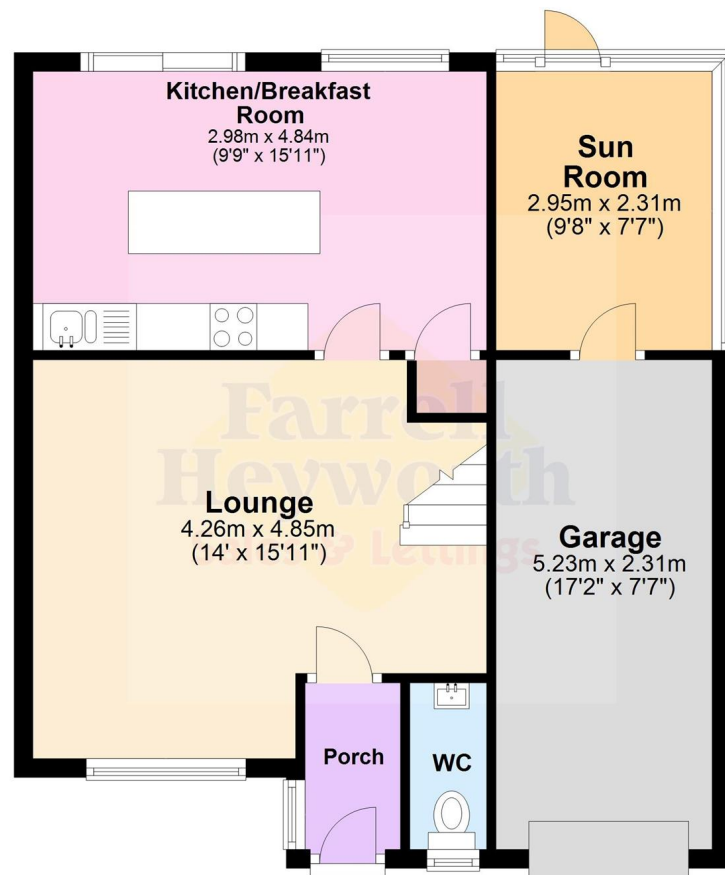
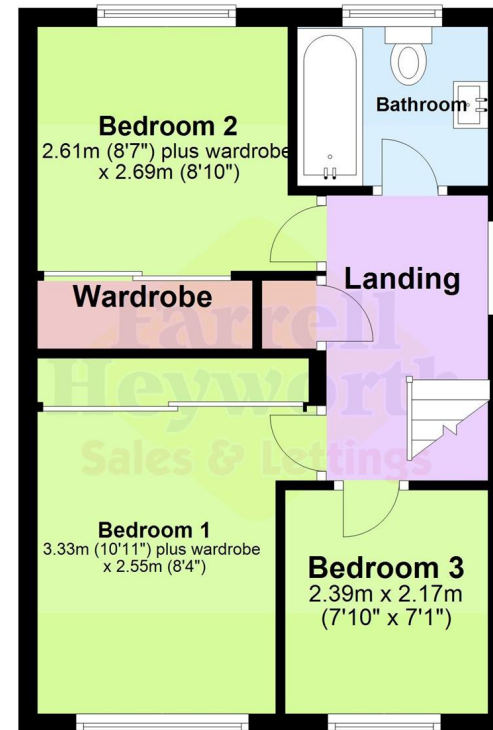


£249,950

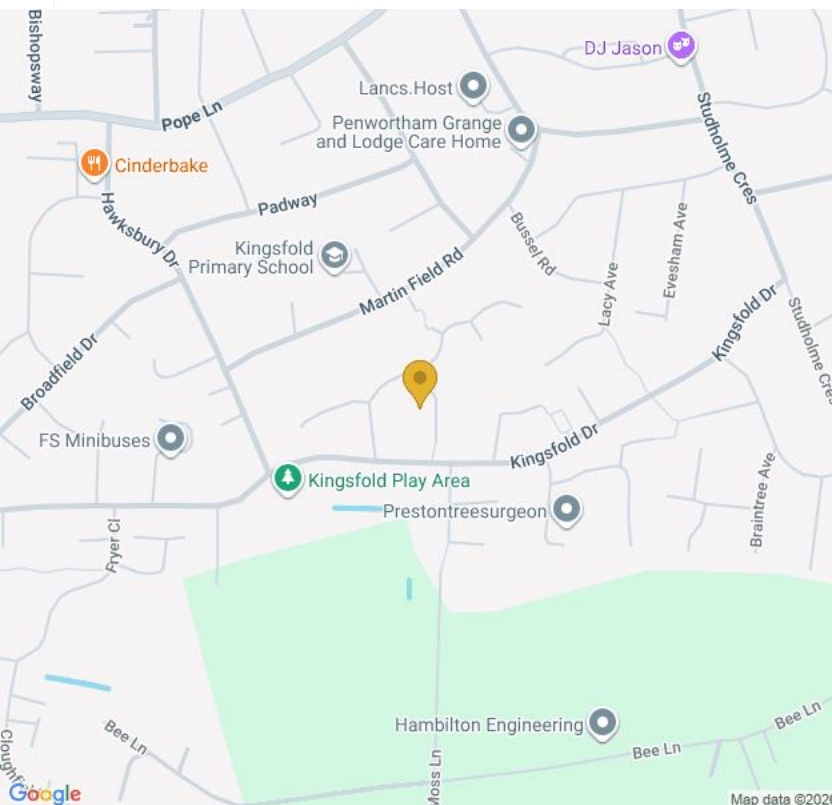
Buckingham Avenue,
Penwortham, Preston PR1



Ground Floor



First Floor



**Penwortham
309 Garstang Road
Preston PR2 9XJ**

Tel: 01772 752666

Email: penwortham@farrellheyworth.co.uk

<https://www.farrellheyworth.co.uk/penwortham>



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Immaculate Modern Detached House In Cul De Sac Location**
- **Delightful Lawned Rear Garden With Timber Decked Seating Areas**
- **Three Bedrooms, Lovely Bathroom, Lounge & Sun Room**
- **Beautiful Breakfast Kitchen, Integral Access To Garage**

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavilion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors: JF Collins MARLA, JR Collins MARLA

EPC C

www.farrellheyworth.co.uk



A modern detached house situated within a low populous cul de sac and occupying a good sized plot incorporating a delightful enclosed rear garden with laid to lawn and timber decked seating areas.

Maintained to a high standard, the property offers ready to walk into accommodation with double glazing and warmed by a gas fired central heating system.

Comprises: Porch with separate wc, lounge, beautiful fitted breakfast kitchen with complementary island unit and patio doors lending access to the rear garden. There is a sun room with aspects over the rear garden and integral access through to the garage.

To the first floor, there are three bedrooms of which two have fitted wardrobes and a lovely tiled three piece bathroom suite.

Situated in an ever popular location well served by local amenities, internal inspection of this delightful property comes highly recommended.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 1st January 1989
Current Ground Rent: £40 Per Annum

Council Tax: Band C

