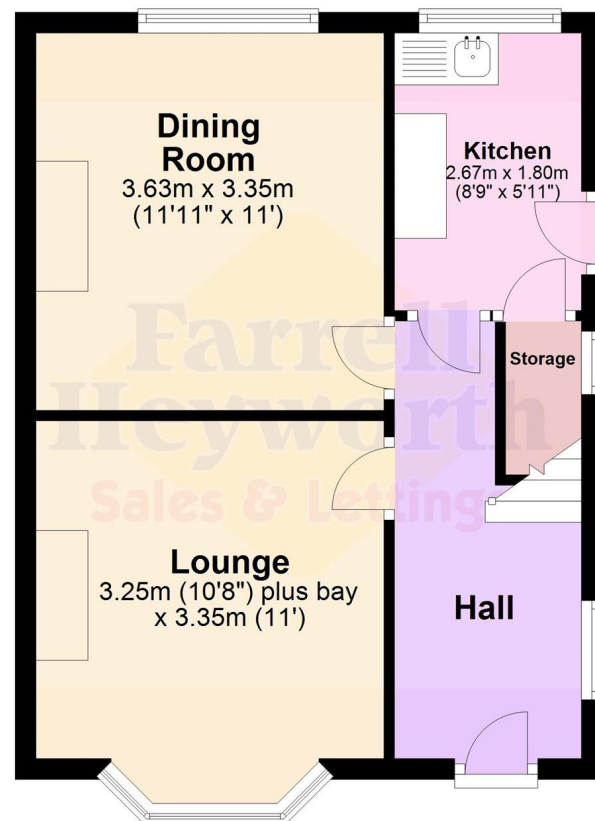
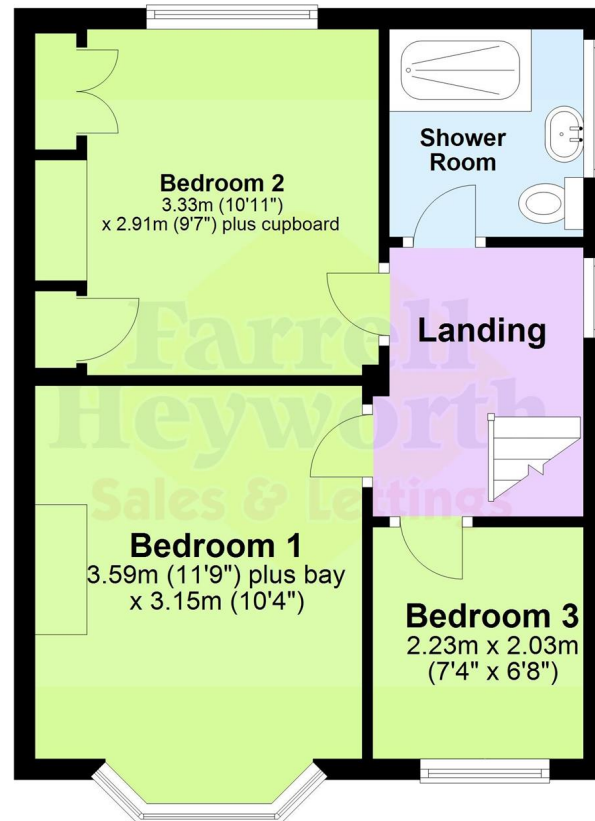


**£189,950**

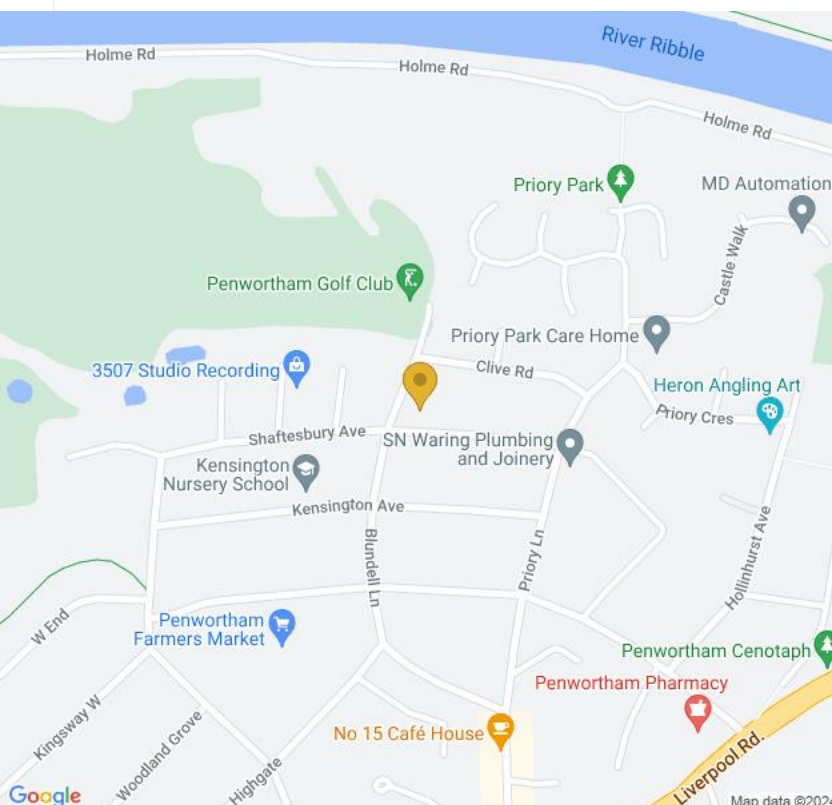
Clive Road, Penwortham,  
Preston PR1



**Ground Floor**



**First Floor**



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

**Tel: 01772 752666**

**Email: [penwortham@farrellheyworth.co.uk](mailto:penwortham@farrellheyworth.co.uk)**

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

Company Details - Farrell Heyworth Limited.

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

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Traditional Three Bedroom Semi Detached House**
- **Some Modernisation Required, Great Potential**
- **Two Reception Rooms, Gas Central Heating, Double Glazing**
- **Garage, Popular & Convenient Location, Ideal Family Home**

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.

**EPC D**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Situated in a popular and convenient residential location, well placed for Penwortham centre, schools, shops and bus routes. This traditional semi detached house requires some modernisation but offers great potential for what would be an ideal family home.

The property is double glazed, warmed by a gas fired central heating system and has a good sized rear garden with garage. Hallway, lounge, separate dining room, kitchen, three bedrooms and a modern three piece shower room.

Internal inspection comes highly recommended.

Please Note: This property is part of a deceased's estate and The Grant of Probate has been applied for, until this has been granted a sale would not be able to proceed. All prospective purchasers should consider this before incurring any costs.

Tenure: Freehold  
Council Tax: Band B



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