

## Property Particulars

### **Lark Avenue, Penwortham.**



- **1900's Mid Terraced House**
- **Three Good Bedrooms**
- **Modern Fitted Kitchen**
- **Lots of Original Features**
- **Full of Character in Great Location**
- **Two Generous Reception Rooms**
- **Spacious Bathroom**
- **Gas Central Heating**

**£149,950**

A great size 1900 mid terraced house. Being set in the popular location of Penwortham and offers, three bedrooms, two spacious reception rooms, quality fitted kitchen and bathroom.

The property has so much character alongside many original features. There is gas central heating, uPVC double glazing. a lovely wood burner in the lounge, gorgeous composite front door to a spacious entrance hall. There is on street parking and an enclosed rear courtyard.

Close to excellent local schools, services, amenities and bus routes, and a lovely walk in Preston's award winning parks to the City Centre. Viewing is essential to fully appreciate the size setting and location of this amazing home.

### **Entrance Vestibule -**

With original laminate flooring, lovely recently fitted composite door.



### **Entrance Hall -**

Original ceiling and corbels to ceiling, staircase to first floor and doors off.

### **Lounge - 12' 3" x 12' 10" (3.73m x 3.91m)**

With uPVC double glazed window to the front, ceiling light and ceiling rose, original coving, original lintel effect mantel above fireplace, tiled hearth, luxury vinyl tiles flooring.



### **Breakfast Room - 13' 3" x 14' 0" (4.04m x 4.26m)**

uPVC double glazed French doors to rear, ceiling light, coving, radiator, gas fire and mantel surround, original luxury vinyl tiled flooring, original cupboard over chimney recess, door to under stairs storage and opening to kitchen.



### **Kitchen - 9' 6" x 8' 1" (2.89m x 2.46m)**

With a Shaker style range of wall, drawer and base units, Butcher Block style wooden working surfaces, part tiled splash back areas, AEG double electric oven, AEG induction hob and extractor hood, one and a half sink and drainer unit, space for upright fridge freezer, integrated dishwasher and integrated washer, uPVC double glazed window to rear.

### First Floor Landing -

With half landing and door to large bathroom, full landing with original spindled balustrade gallery, stained glass sky light, ceiling light and doors off.



### Bathroom - 9' 6" x 8' 2" (2.89m x 2.49m)

With a three piece suite comprising low suite W.C. pedestal wash hand basin, panelled bath with glazed screen and mains shower over, uPVC double glazed opaque window to rear, radiator and ceiling light.



### Bedroom One - 12' 1" x 9' 2" (3.68m x 2.79m)

With a uPVC double glazed window to the front, feature chimney opening Karndean flooring, ceiling light and radiator



### Bedroom Two - 13' 3" x 10' 0" (4.04m x 3.05m)

With a uPVC double glazed window to the rear, built in cupboard, laminate flooring, radiator and ceiling light.





**Bedroom 3 - 12' 2" x 6' 7" (3.71m x 2.01m)**

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



**Rear -**

Fully enclosed rear courtyard with gated access to rear.



**Disclaimer –**

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**