GUILDHALL
SALES & LETTINGS



14 Cromwell Way

Penwortham, Preston, PR1 9SB

Offers Over £390,000

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Please note, the current photographs we hold are an artists impression, the seller is currently doing works to the property, viewings are essential to get a true reflection of the property

Guildhall Sales and Lettings are proud to introduce this well presented four bedroomed detached property to the market. Situated within the popular area of Penwortham, within close proximity to local amenities, commuter links and schools. Boasting deceptively spacious accommodation throughout, this property is ideal for small families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and doors to the ground floor WC, storage cupboard, kitchen and lounge. From the lounge is open access to the dining area with sliding rear entrance doors and access to the kitchen. From the kitchen is access to the utility area. To the first floor are four spacious bedrooms with the master bedroom boasting an en suite, and the main family bathroom.

Externally to the rear of the property is a laid to lawn garden area and to the front are further laid to lawn gardens with a driveway providing off road parking and access to the detached garage.







Ground Floor

Entrance
Front entrance door to the entrance hallway.

Entrance Hallway
Staircase to the first floor and doors to a storage cupboard, ground floor WC, the lounge and the kitchen.

Ground Floor WC
UPVC double glazed frosted window, dual flush WC, corner wash basin with mixer tap and extractor fan.

Lounge 17'2" x 11'10" (5.24 x 3.62)
UPVC double glazed window, central heating radiator, gas fire with marble hearth and wooden surround, television point and open access to the dining area.

Dining Area 9'11" x 10'5" (3.04 x 3.20)
UPVC double glazed sliding doors to the rear, central heating radiator and access to the kitchen.

Kitchen 11'11" x 14'4" (3.64 x 4.38)
Two UPVC double glazed windows, central heating radiator and is fitted with a range of wall and base units with laminate surfaces, integrated oven with a four ring hob and extractor hood, one and a half bowl stainless steel sink, drainer and mixer tap, space for a dishwasher, space for a fridge freezer and a door to the utility room.

Utility Room 4'9" x 5'6" (1.47 x 1.70)
Plumbing for a washing machine, space for a tumble dryer and a door to the rear.

First Floor

Landing
Central heating radiator and doors to four bedrooms and the family bathroom.

Bedroom One 11'9" x 13'0" (3.59 x 3.97)
UPVC double glazed window, central heating radiator, fitted wardrobes and a door to the en suite.

En Suite 3'2" x 8'1" (0.97 x 2.47)
UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, shower enclosure with over head shower, wood effect lino flooring and extractor fan.

Bedroom Two 12'2" x 9'0" (3.71m x 2.74m)
UPVC Double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three 9'4" x 11'3" (2.86 x 3.44)
UPVC double glazed window and a central heating radiator.

Bedroom Four 8'7" x 7'9" (2.64 x 2.37)
UPVC double glazed window and a central heating radiator.

Bathroom 6'0" x 11'1" (1.85 x 3.40)
UPVC double glazed frosted window, central heating radiator, panelled bath with over head shower and mixer tap, dual flush WC, pedestal wash basin with mixer tap, vinyl flooring and a door to the storage cupboard.

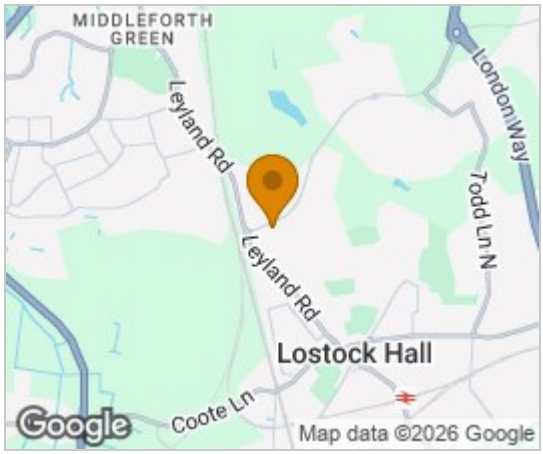
External

Rear
Laid to lawn gardens with a paved patio seating area and a stone chipped area.

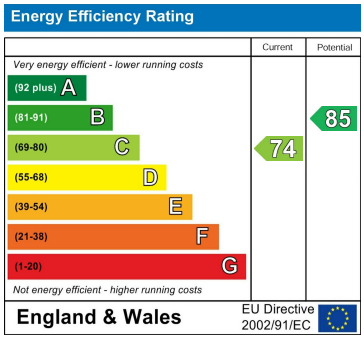
Front
Laid to lawn gardens with a driveway providing off road parking and access to the garage.

Garage

Area Map



Energy Efficiency Graph



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