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**Hawkhurst Road, Penwortham, Preston, Lancashire, PR1**



**118,000**

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Entwistle Green are pleased to offer for sale this semi detached property in a popular and convenient location. The accommodation on offer briefly comprises: three bedrooms, two reception rooms, kitchen, bathroom, gas central heating and double glazing, driveway and gardens front and rear.



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## Accommodation

3 Bedrooms

2 Receptions

1 Bathroom

### Entrance Hall

DG front door, stair case to first floor and radiator.

### Lounge 3.9m x 3.3m

With front facing DG window, coved ceiling and radiator.

### Rear Reception Room 4.9m X 3.3m

With DG french doors to rear garden, coved ceiling, under stairs storage cupboard, dado rail and door to side of the property.

### Kitchen 2.1m x 2.1m

With rear and side facing DG windows, a variety of wall and base units, space for washing machine, built in electric oven and gas hob, tiled splash backs and spot lights.

## First Floor

### Bedroom One 3.7m x 3.0m

With front facing DG window and radiator.

### Bedroom Two 2.8m x 3.1m

With rear facing DG window and radiator.

### Bedroom Three 2.5m x 3.1m

With side facing DG window and radiator.

## Bathroom

With rear facing DG window. Three piece suite comprising - Low level flush wc, pedestal wash hand basin and panelled bath, airing cupboard housing boiler, tiled splash backs, radiator.

## Outside

To the front of the property is a hedge enclosed garden with driveway to the rear where the garden is fence enclosed and mainly laid to lawn.



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**Pictures**





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**Energy Performance Certificate**