



**8 Fraser Avenue, Penwortham, PR1 9RA**

**£175,000**

Situated in a quiet part of Penwortham, this three bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and add value. Set within a peaceful cul-de-sac, the property benefits from off road parking and a generous rear garden.

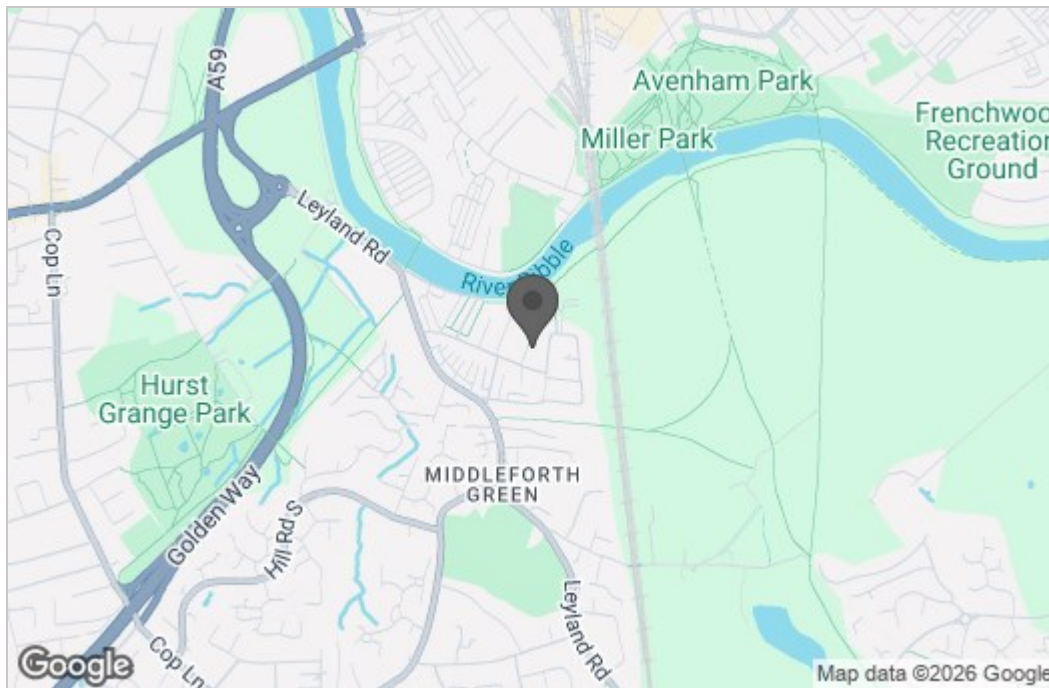
Internally, the accommodation comprises an entrance hallway leading to a lounge and a separate dining room which flows through to the kitchen, creating a practical layout with scope for reconfiguration if desired. To the first floor, there are two well-proportioned double bedrooms, a comfortable single bedroom and a family bathroom. The home is in need of renovation throughout, presenting a fantastic blank canvas for improvement. A modern combi boiler is already in place, providing an updated heating system, while outside the good size rear garden offers plenty of space for landscaping or extension potential, subject to the necessary permissions.

Offering a huge amount of potential in a sought-after residential location, this property is ideal for investors, first-time buyers or those seeking a project. If you have any questions or would like to arrange a viewing, please get in touch.

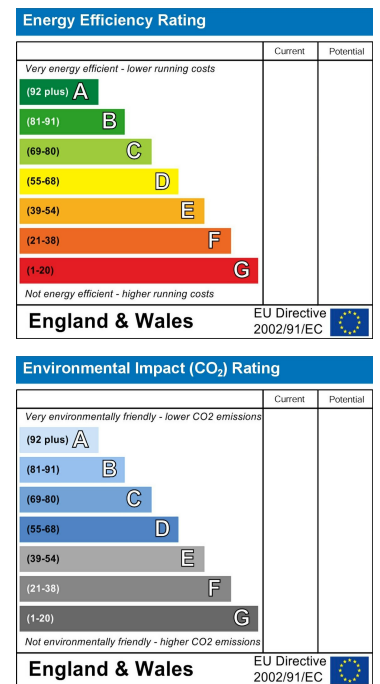
# Floor Plan



# Area Map



# Energy Efficiency Graph



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