



**11 Fitchfield, Penwortham, Preston, PR1 9UE**  
**£249,950**

## GROUND FLOOR

### Lounge area 14'7" x 22'8" (4.45m x 6.93m)

High quality wood effect laminate flooring with open aspect leading through to the kitchen area, patio doors leading to the rear garden, spot lighting and curtains

### Kitchen area 8'11" x 14'10" (2.73m x 4.54m)

High quality wood effect laminate flooring with Velux windows and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, fridge, freezer, dishwasher and washer dryer

### Bedroom 4/Study 7'8" x 12'7" (2.35m x 3.85m)

Carpet flooring with window to the front, spot lighting and blind

### WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

### Bedroom 10'10" x 12'1" (3.32m x 3.70m)

Carpet flooring with window to the front elevation and curtains

### Bedroom 10'7" x 10'9" (3.23m x 3.30m)

Carpet flooring with window to the rear elevation and curtains 3.23 x 3.30m

### Bedroom 8'6" x 9'4" (2.60m x 2.86m)

Carpet flooring with window to the front elevation and blind

## Bathroom

Tile flooring with 3 piece bathroom suite in white, separate showering enclosure, spot lighting, heated towel rail and tiled decor

## EXTERNAL

Beautifully presented and deceptively spacious rear garden, enclosed by panel fencing with laid to lawn with wrap-around garden to the side of the property. Large driveway to the front of the property, capable of accommodating multiple vehicles.