



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, spotlighting 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, spotlighting 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, spotlighting, 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.