




Holdens
ESTATE AGENTS

9 Werneth Close, Penwortham

Offers Over **£200,000**


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9 Werneth Close

Penwortham, Preston

Beautifully maintained 2-bed semi-detached home with spacious lounge, modern kitchen, large garden, converted garage, driveway parking, and great location near amenities and transport. Freehold.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

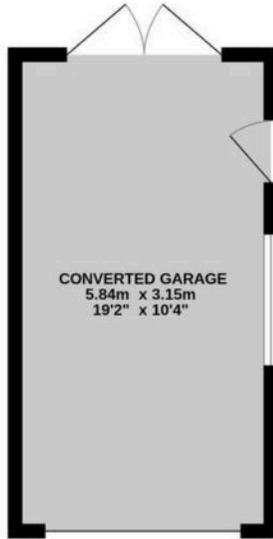
EPC Environmental Impact Rating: D

- Semi Detached Property
- Two Bedrooms
- Excellent Size Garden
- Detached Converted Garage
- Modern Throughout
- Spacious Lounge
- Close To Local Amenities & Transport Links
- Ideal For First Time Buyers
- Early Viewings Highly Recommended
- Freehold



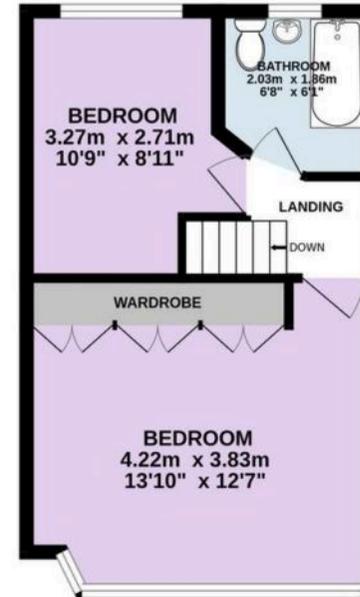
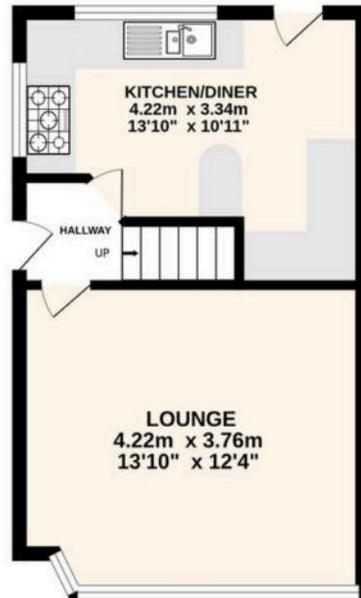






GROUND FLOOR
48.1 sq.m. (517 sq.ft.) approx.

1ST FLOOR
29.7 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA : 77.8 sq.m. (837 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Holdens Lostock Hall

Holdens Estate Agents, 6 Watkin Lane - PR5 5RD

01772 698888

lostockhall@holdens.co.uk

www.holdens.co.uk/

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