



 **Holdens**
ESTATE AGENTS

17 Rookery Drive, Penwortham

Offers Over **£179,950**

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17 Rookery Drive

Penwortham, Preston

No onward chain. Three-bedroom semi-detached dormer bungalow in a quiet residential location. Spacious lounge, versatile rooms, garage, close to shops, schools, and transport. Scope for updating.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

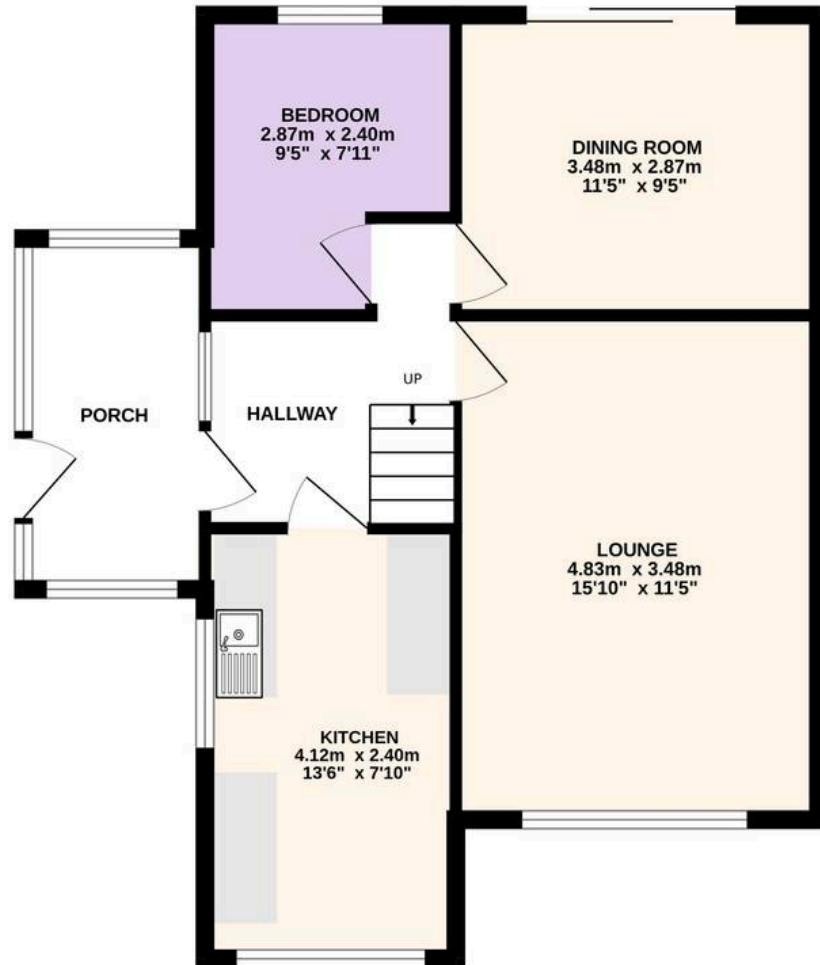
- Available With No Onward Chain
- Three Bedrooms
- Semi Detached
- Dormer Bungalow
- In Need Of Modernisation
- Spacious Lounge
- Gardens To Front, Rear & Side
- Detached Garage
- Quiet Family Orientated Residential Location
- Close To Local Amenities



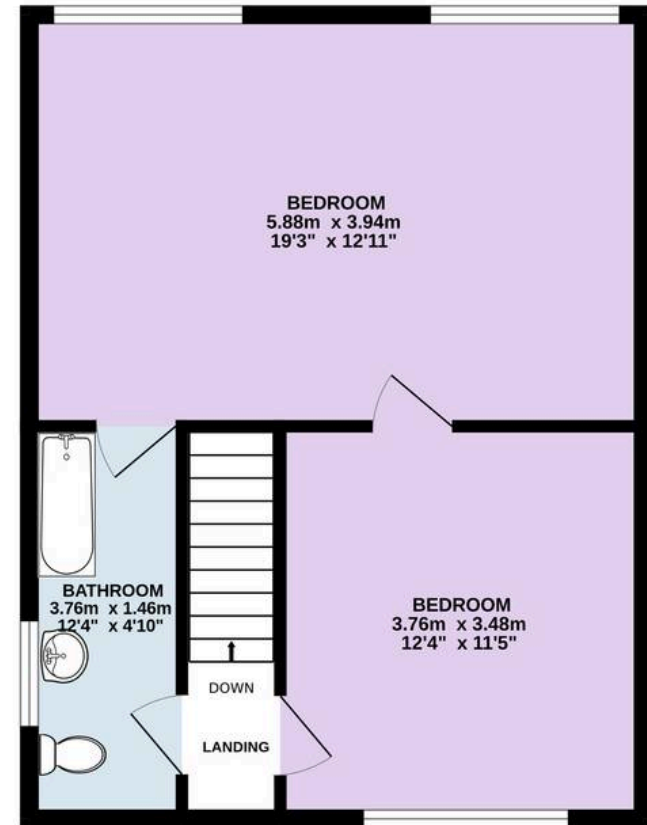




GROUND FLOOR
54.3 sq.m. (585 sq.ft.) approx.



1ST FLOOR
45.3 sq.m. (487 sq.ft.) approx.



TOTAL FLOOR AREA : 99.6 sq.m. (1072 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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