

## Property Particulars

### 29, Hollinhurst Avenue, Penwortham.



- **Spacious Detached Family Home**
- **Five Bedrooms**
- **Well Equipped Kitchen**
- **Driveway Parking**
- **Most Prestigious Location**
- **Three Reception Rooms**
- **Integral Garage**
- **Great Size Rear Garden**

**£459,950**

This extensive family home is set on one of the most prestigious roads in Higher Penwortham. This spacious detached family home sits at the end of the avenue, with ancient woodlands to the side and the tower of St Marys church as a back drop on approach. Being well priced if a buyer was looking to make any changes to the property, to suit their wants and needs. There are five bedrooms, three reception rooms, a well equipped kitchen, downstairs cloaks and WC as well as a main family bathroom and great size en suite. There is an integral garage, lots of driveway parking and a fabulous size rear garden. There is gas central heating and uPVC double glazing. Catchment to outstanding local schools, walking distance to Penwortham's vibrant high street, excellent local services and amenities. Viewing is essential to fully appreciate the size setting and above all, location of this family home.

Offered for sale with No Chain Delay.

**Entrance Hall -**

A great size entrance hall with a uPVC double glazed window and front door, ceiling light, cloak room cupboard and tiled flooring.



**Cloak Room W.C -**

With uPVC double glazed window, heated towel rail and ceiling light. With vinyl flooring, W.C and pedestal wash hand basin.

**Lounge - 13' 4" x 12' 5" (4.06m x 3.78m)**

With a uPVC double glazed window to the front, radiator, wooden flooring and sliding doors to second reception room. With a T.V point and ceiling light.



**Dining Room - 11' 1" x 12' 6" (3.38m x 3.81m)**

With uPVC double glazed sliding doors to the rear garden, wooden flooring and radiator and door to the kitchen.

**Kitchen/Breakfast Room - 10' 11" x 13' 2" (3.32m x 4.01m)**

With uPVC double glazed window to the side and external door, range of wall and base units with working surfaces. Integrated induction hob with integrated beko electric fan double oven, extractor hood and integrated fridge freezer. Tiled flooring, integrated microwave, ceiling lights and plumbed for washing machine and dish washer.



**Study - 9' 0" x 6' 9" (2.74m x 2.06m)**

With uPVC double glazed window, radiator, ceiling light and carpet tiles to the floor.

**Bedroom One -**

With three uPVC double glazed windows, Two radiators and T.V point. With access to En-suite and ceiling light.



**En-Suite Bathroom - 12' 0" x 9' 3" (3.67m x 2.82m)**

A fabulous addition to the master suite this modern en-suite features low level W.C, pedestal wash hand basin, bath, shower cubicle with a double glazed frosted window to the side.



**Bedroom Two - 13' 6" x 12' 6" (4.11m x 3.81m)**

With uPVC double glazed window, central heating radiator, ceiling light and carpet flooring.



**Bedroom Three - 13' 5" x 9' 11" (4.09m x 3.02m)**

With uPVC double glazed window, radiator, ceiling light and carpet flooring.



**Bedroom Four - 11' 1" x 9' 6" (3.38m x 2.89m)**

With uPVC double glazed window, radiator, ceiling light, wood effect laminate flooring and built in wardrobe.



**Bedroom Five - 11' 0" x 7' 1" (3.36m x 2.15m)**

A good sized bedroom with a double glazed window to the rear and a panelled radiator.



**Family Bathroom - 7' 0" x 8' 11" (2.13m x 2.72m)**

With a uPVC double glazed window, bath and separate shower cubicle with mains fed shower. W.C, wash hand basin, fully tiled walls and flooring, extractor fan and ceiling spot lights. With a clad ceiling and extractor fan.



**Garage - 18' 0" x 15' 4" (5.48m x 4.67m)**

With uPVC double glazed window and rear door, electric up and over door, lighting and power, utility room with sink space being plumbed for washing machine. Housing the wall mounted boiler.



**Garden Store -**

With electricity and a uPVC external door.

**Outside -**

Ample off road parking, block paved driveway, access from both sides with garden to rear. There is outdoor power and water, being laid to lawn with a vegetable patch and mature shrubs and trees. There is a raised decking area with water feature, wooden garden shed with lighting and power and seating area to the side.



The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing** – Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property** – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am till 5.30pm**

**Saturday 9.00am till 4.00pm**