

Property Particulars

Mulberry Avenue, Penwortham.



- **Detached Family Home**
- **Two Generous Reception Rooms**
- **Downstairs Cloaks WC**
- **Gas Central Heating &**
- **Four Double Bedrooms**
- **Modern Kitchen**
- **Family Bathroom**
- **Driveway Gardens & Integral Garage**

£354,950

A great size family home in the most sought after location of Higher Penwortham, this wonderful home offers four double bedrooms two generous reception rooms, well fitted dining kitchen, downstairs cloakroom, and a family bathroom. There is plenty of driveway parking and an integral garage. The rear garden is enclosed, sunny and of a private aspect. There is gas central heating and uPVC double glazing and within catchment for outstanding local schools, services, great local amenities, and walking distance to Penwortham's vibrant district centre. Viewing is essential and this property is offered with No Chain Delay.

Entrance Porch -

With uPVC double glazed windows and door to the front and door to entrance hall.

Entrance Hall -

With stairs to first floor, under stairs storage, ceiling light and doors off.



Downstairs Cloakroom -

With a two piece suite comprising low suite W.C. wash hand basin on vanity unit, opaque uPVC double glazed window.



Lounge - 17' 6" x 11' 4" (5.33m x 3.45m)

With a coal effect living flame gas fire with marble effect inset and hearth and adam style mantel surround, uPVC double glazed window to the rear, ceiling light and radiator.



Dining Room - 10' 3" x 9' 5" (3.12m x 2.87m)

With double glazed patio doors to the rear, ceiling light and radiator.

Kitchen - 12' 0" x 8' 10" (3.65m x 2.69m)

With a range of wall, drawer and base units with contrasting working surfaces, gas hob with extractor above, double electric oven, plumbed for washer, space for upright fridge freezer, laminate flooring, uPVC double glazed window and door to the rear.



First Floor Landing -

A gallery landing with ceiling lights, linen cupboard, doors off and loft access with a retracting ladder.

Bedroom One - 16' 4" x 12' 0" (4.97m x 3.65m)

A great size master bedroom with two uPVC double glazed windows to the front, fitted wardrobe, laminate flooring, two ceiling lights and radiator.



Bedroom Two - 12' 0" x 10' 5" (3.65m x 3.17m)

Another great size double with uPVC double glazed window to the front, ceiling light and radiator.



Bedroom Three - 12' 0" x 10' 7" (3.65m x 3.22m)

A double bedroom with uPVC double glazed window to the rear, ceiling light and radiator.



Bedroom Four - 9' 10" x 9' 2" (2.99m x 2.79m)

Although currently utilised as a study this double bedroom has a uPVC double glazed window to the rear and built in wardrobes and cylinder cupboard.



Bathroom -

With a three piece suite comprising concealed cistern Heritage suite W.C. wash hand basin on vanity unit, panelled bath with shower over and glazed screening, electric shower over bath, opaque uPVC double glazed window

Outside -

To the front there is an open plan lawn garden, flower bed borders and lots of driveway parking on approach to an integral garage.

Rear Garden -

With two large paved patio areas perfect for al fresco dining or entertaining friends and family. There is also a lawn garden, flower bed borders and secure side access. The garden is private and of a sunny aspect.



Disclaimer –

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