

Property Particulars

Meadway, Penwortham.



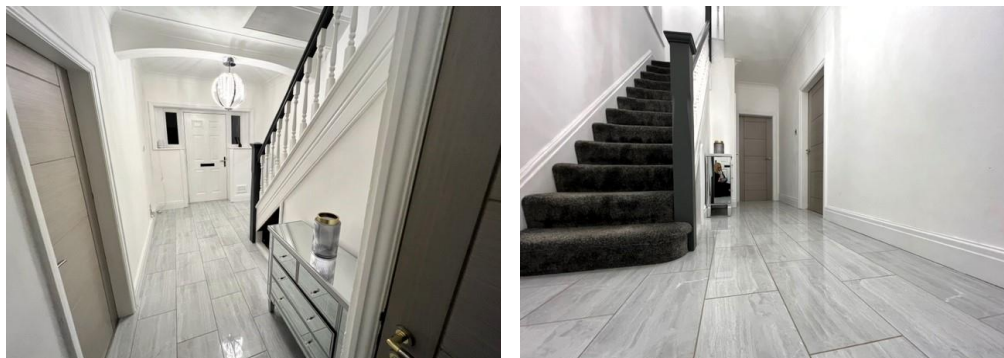
- **Renovated Traditional Family Home**
- **Stunning Contemporary Breakfast Kitchen**
- **Stylish Downstairs Cloaks & First Floor Four Piece Bathroom Suite**
- **Front Lounge With Open Fire**
- **Quality Luxurious Finish Throughout**
- **Spacious Utility Room**
- **Three Bedrooms**
- **Ample Driveway Parking**

£314,995

A stunning family home set in the very heart of Higher Penwortham. This renovated traditional family home has a luxurious contemporary feel and attention to detail throughout, whether that's the superb internal doors, contrasting door furniture and matching light switches, or the outstanding fitted breakfast kitchen with a large central island, a great selection of units and integrated appliances, with a lovely bay window overlooking the private rear garden, and cozy underfloor heating to the ground floor, provides this home with a 'ready to move in to' feel. There are a three bedrooms, a four piece stylish bathroom suite, downstairs cloaks WC, Utility room and a front lounge with open fire. Outside there is ample parking to the front and good sized enclosed rear garden with a fabulous outbuilding which has power and currently utilise as a home gym. Schools catchment for outstanding local schools, excellent local amenities and services and within walking distance to Penwortham's vibrant district centre and all the excellent bars, restaurants, boutiques and individual businesses it has to offer. Viewing is essential to fully appreciate the size, presentation, location and setting of this wonderful home.

Entrance Hall -

Very spacious and airy entrance hall with under floor heating to the ground floor. Tiled flooring, stunning quality internal doors and light switches, stairs to first floor.



Front Lounge - 13' 4" x 12' 0" (4.06m x 3.65m)

A lovely room with a uPVC double glazed window to the front, cast iron inset tiles and mantle surround offering an open fire option, ceiling light and T.V. point.



Kitchen/Breakfast Room - 20' 0" x 11' 10" (6.09m x 3.60m)

The very heart of this lovely home, having been newly fitted with an extensive range of wall, drawer and base units with contrasting working surfaces and uprisers, large island breakfast bar area, integrated induction hob, extractor, fridge freezer, dishwasher, double oven and microwave, stunning uPVC double glazed bay to the rear, tiled flooring, heated underfloor sitting area, uPVC double glazed window to side, door to



Utility room - 7' 7" x 6' 5" (2.31m x 1.95m)

With useful fitted units, plumbed for washer, space for white goods and a uPVC double glazed window and door accessing the rear.

Cloakroom -

A lovely two piece suite with a concealed cistern W.C. and wash hand basin, tiled elevations and flooring, under floor heating.



First Floor Landing -

With a spiraled galley landing and gorgeous original leaded light window to the side, loft access point, doors off.



Bedroom One - 13' 4" x 12' 0" (4.06m x 3.65m)

With a uPVC double glazed window to the front, radiator and ceiling light.



Bedroom Two - 11' 0" x 12' 0" (3.35m x 3.65m)

Another good double bedroom with a uPVC double glazed window to the rear, radiator and ceiling light.

Bedroom Three - 7' 3" x 7' 8" (2.21m x 2.34m)

With a uPVC double glazed window to the front, radiator and ceiling light.



Bathroom -

An outstanding family bathroom with a stylish fourpiece suite comprising giant size " step-in" shower with tiled elevations, glazed screening and mains shower with a fixed rainwater effect shower head and a second adjustable shower head, oval shape contemporary free standing bath, low suite W.C. wash hand basin set on a vanity unit, uPVC double glazed opaque window, tile elevations.



Outside -

To the front there is ample driveway parking.

Rear Garden -

A spacious sunny and private rear garden with central lawn, patio and a great size outbuilding with power, currently utilised as a home gym.



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