

Property Particulars

Kingsway West, Penwortham.



- **Extended Traditional Semi Detached**
- **Stunning Well Equipped Kitchen With Integrated Appliances**
- **Ground Floor Bathroom & First Floor Shower Room**
- **Large Open Plan Family Room**
- **Utility Room & Pantry**
- **Excellent Location**
- **Great Outdoor Space - Perfect For Entertaining**
- **Fully Modernised**

Offers in Excess of £360,000

A stunning contemporary extended fully modernised semi detached family home. With a stunning open plan family room, kitchen, sitting and dining area, having bi-folding doors overlooking the rear garden and a very useful utility room with a fabulous pantry. There is a further separate lounge, underfloor heating, ground floor bathroom and a first floor shower room, three bedrooms. Gorgeous oak wooden internal doors and bespoke oak staircasing and storage. There are gardens front and rear with driveway parking and a lovely summer room in the garden. Viewing is essential to fully appreciate the size, setting and high quality finish this amazing home has to offer. Outstanding local schools, walking distance to Penwortham's vibrant district centre and all the excellent services, amenities, and individual independent local boutiques, restaurants, and bars.

Entrance Porch -

With a uPVC double glazed door with glazed opaque centre panel, oak wooden door to entrance hall.

Entrance Hall -

A stunning first impression having gorgeous oak internal doors with tiled flooring and under floor heating to all of the ground floor except lounge and pantry. Beautiful bespoke oak staircasing, concealed storage cupboards, spindles and newel posts to first floor, door to family room, kitchen and dining, ground floor bathroom and lounge room.



Family Room, Kitchen, Dining and Sitting Area - 26' 0" x 22' 4" (7.92m x 6.80m)

An amazing space with lots of room for sitting area, dining area and a fabulous kitchen with a large island unit, there is under floor heating throughout this area, wall lights, ceiling lights, spot lights and plinth lights as well as lots of natural light from the Bi-fold doors fully opening to the garden, uPVC double glazed windows and two automatic Velux windows to the vaulted roof areas.



Kitchen -

A well designed quality and functional kitchen with a great selection of wall, drawer and base units, Quartz working surfaces, breakfast bar area and a great selection of integrated appliances comprising Neff induction hob with a retracting Luxair extractor, integrated Blomberg dishwasher, Bosch electric oven and a second Bosch microwave and grill with warming drawer, larder fridge, Blanco one and a half stainless steel sink unit with Quooker hot tap over, concealed cooler drawer storage and separate purpose drawer for household recycling. Oak wooden door to:



Utility room - 12' 3" x 6' 7" (3.73m x 2.01m)

An essential room for all the day to day extras needed alongside the sink unit and drainer, plumbed for washer, working surfaces, cupboard housing manifold pipe for underfloor "wet" heating system, uPVC double glazed opaque window and uPVC double door, oak wooden door to :

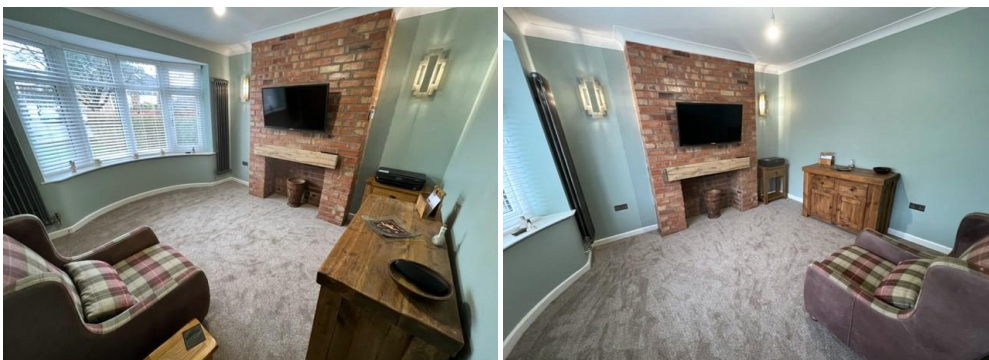


Pantry -

Becoming ever more popular a great space with tiled porcelain shelf units, tiled flooring and automatic light sensor.

Lounge - 12' 4" x 12' 0" (3.76m x 3.65m)

A really cozy room with an exposed brick built feature chimney breast with inset timber lintel, uPVC double glazed window to the front, two large feature vertical radiators, wall and ceiling lights.



Ground Floor Bathroom - 9' 8" x 5' 0" (2.94m x 1.52m)

A contemporary four piece suite comprising double size shower enclosure with sliding glazed screening, mains shower and being fully tiled, wash hand basin set on vanity unit, Imex low suite W.C. and panelled bath, half tiled elevations to the suite and tiled flooring with luxurious under floor heating, opaque uPVC double glazed window to the front and extractor fan



First Floor Landing -

Being approach by the stunning bespoke oak staircase with oak spiraled balustrade landing, oft access with retracting ladder and being partly boarded. There are also oak doors off to the remaining accommodation. Airing cupboard.

Bedroom One - 12' 5" x 9' 10" (3.78m x 2.99m)

A lovely master bedroom with a range of fitted wardrobes to one wall with vanity area, uPVC double glazed bay window to the front, radiator.



Bedroom Two - 11' 9" x 10' 8" (3.58m x 3.25m)

With fitted wardrobes to one wall, uPVC double glazed window to the rear, ceiling and wall lights and radiator.



Bedroom Three - 7' 3" x 6' 1" (2.21m x 1.85m)

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



First Floor Shower Room -

With a three piece suite comprising quadrant glazed shower compartment with mains shower and being fully tiled, half tiled elevations to the remaining suite, wash hand basin set on a vanity unit and an Imex low suite W.C. electric and gas functioning heated towel rail , perfect in summer and winter, opaque uPVC double glazed window to the rear and extractor fan.



Outside -

To the front there is a Tarmacadam driveway with grey and slate block paving, lawn garden, brick built garden wall and privet hedging, great external lighting.

Rear Garden and Summer Room -

The rear garden is of a sunny aspect with areas for patio outdoor, dining, lawned garden and a lovely summer room.



Disclaimer - The information displayed about this property within these particulars 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.

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