

Property Particulars

Penwortham Hall Gardens, Penwortham.



- **Ground Floor Apartment**
 - **Set In Main Hall**
 - **Two Bedrooms**
 - **Modern Dining Kitchen**
 - **Most Imposing Grade 2 Listed Building**
- **Over 55's**
- **Spacious Lounge**
- **Contemporary Shower Room**
- **Superb Kept Grounds**

£75,000

A lovely ground floor apartment for the over 55's, set in the most amazing Grade 2 listed building. Having been the former dwelling of Mr John Horrocks, the famous cotton merchant. Now the main hall has been cleverly adapted to form some amazing residences in stunning grounds all around. 'The Walmer Suite' has two bedroom, generous size hall, spacious lounge and a contemporary kitchen and shower room. There is gas central heating as well as many stunning original features, high ceilings and gorgeous Georgian windows. The building is entered via the main formal hall where this property sits to the left. Close to local bus routes, services and amenities. Viewing is essential and only by appointment with Marie Holmes Estates

Entrance Hall -

Access for a keypad intercom system, this flat is easily accessible as on ground floor level.

Flat Entrance Hall -

With storage cupboard, ceiling lights, radiator and door off.



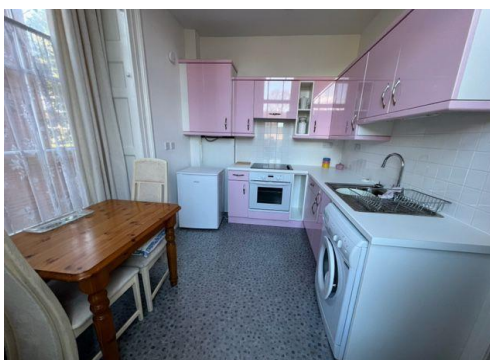
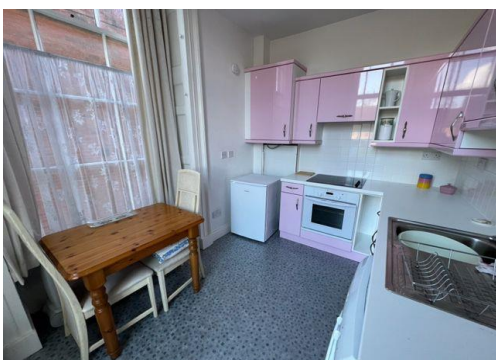
Lounge - 15' 6" x 13' 1" (4.72m x 3.98m)

With a stunning Georgian window set in period window casing, lovely high ceilings, gas fire, radiator, ceiling light and T.V. point.



Kitchen - 10' 9" x 9' 3" (3.27m x 2.82m)

A stylish kitchen with a range of wall drawer and base units with contrasting working surfaces, cupboard housing the central heating boiler, plumbed for washer and space for white goods, one Georgian window to the front and another bay effect Georgian window to the other side set in period window casing.



Bedroom One - 10' 0" x 11' 1" (3.05m x 3.38m)

A lovely bedroom with a Georgian window, ceiling light and radiator.



Bedroom Two - 9' 2" x 7' 4" (2.79m x 2.23m) + Walk-in 4'6 x 2'8

With a Georgian window, radiator and ceiling light.

Shower Room -

With a glazed shower compartment and a jetting steam shower, low suite W.C. and pedestal wash hand basin



Outside -

What is so wonderful about this apartment is the Heritage of the great building itself but also the stunning well maintained grounds, plenty of parking bays and outdoor areas.

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.

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 until 5.30pm Saturday 9.00am until 4.00pm