

Property Particulars

Greyfriars Drive, Penwortham.



- **Spacious Detached Family Home**
 - **End Of Quiet Road**
 - **Two Spacious Reception Rooms**
- **Most Prestigious & Sought After Location**
 - **Four Bedrooms**
 - **Generous Dining Kitchen**
 - **Integral Garage**

£425,000

Very rarely does such a spacious family home in such a prestigious location reach the open market. This lovely detached house has four bedrooms, two bathrooms, two very spacious reception rooms, and a great size dining kitchen. Set at the head of the peaceful Greyfriars Drive off Hill Road, with beautiful gardens to the front and rear, driveway parking and an attached garage. There is gas central heating and uPVC double glazing. Within walking distance of Penwortham's vibrant high street and all the excellent local business, boutique style shops and great bars and restaurants. There are outstanding local schools, services and bus routes. Viewing is essential to fully appreciate the size setting and location of this wonderful home.

Entrance Vestibule -

With uPVC double glazed double doors to the front, wooden frame stained glass door and original leaded light side panels to the

Entrance Hall -

A stunning oak panelled staircase to the first floor, ceiling light and doors off



Front Lounge - 13' 3" x 11' 10" (4.04m x 3.60m)

With a uPVC double glazed bay window to the front and a profile radiator, coal effect gas fire with marble inset and hearth and a wooden mantel surround, original coving to ceiling and ceiling light.



Back Lounge - 13' 4" x 11' 10" (4.06m x 3.60m)

Another lovely lounge room with a uPVC double glazed bay to the rear, original coving to ceiling, fire with mantel surround and marble inset and hearth, profile radiator and T.V. point.



Dining Kitchen - 16' 10" x 9' 8" (5.13m x 2.94m)

Another great space with a walk in area where there is a door off to the utility room and then opens into the dining kitchen with a range of wall, drawer and base units with contrasting working surfaces, gas hob with extractor above, stoves gas double oven, plumbed for dishwasher, integrated fridge, uPVC double glazed window to the side and rear and ceiling light point.



Utility room - 9' 7" x 6' 4" (2.92m x 1.93m)

A very useful room with working surfaces, wall and base units, Belfast sink with retracting mixer tap, plumbed for washer, space for white goods, radiator and uPVC double glazed door to the side accessing the rear garden.



First Floor Landing -

A split level landing with oak spindled balustrade gallery landing, uPVC double glazed window to the side, picture rail, ceiling lights and lovely pitch pine internal doors off.

Bedroom One - 12' 0" x 11' 8" (3.65m x 3.55m)

With a uPVC double glazed bay window to the front elevation with profile radiator and ceiling light.



Bedroom Two - 12' 0" x 10' 9" (3.65m x 3.27m)

With a uPVC double glazed window to the rear, picture rail and radiator.



Bedroom Three - 13' 8" x 9' 6" (4.16m x 2.89m)

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



Bedroom Four - 7' 10" x 6' 3" (2.39m x 1.90m)

Currently utilised as a home office with a uPVC double glazed window to the front, picture rail, ceiling light and radiator.



Bathroom -

With a three piece suite comprising concealed cistern W.C. wash hand basin set on a vanity unit, "P" shaped bath with profile glazed shower screening, electric shower and tiled elevations, tiled flooring, opaque uPVC double glazed window, extractor fan and heated towel rail.



Shower Room -

A great second bathroom with a two piece suite comprising pedestal wash hand basin, large "step in" shower with glazed screening, mains shower with two shower heads one fixed rainwater effect and the second adjustable, fully tiled, tiled flooring and opaque uPVC double glazed window.

Separate W.C. -

Another great addition perfect for a larger family, with a two piece suite comprising low suite W.C. and wash hand basin and opaque uPVC double glazed window to the rear.



Outside -

To the front there is ample parking for several vehicles which then approach an integral garage.

Rear Gardens -

Lovely sunny rear garden cleverly arranged with a patio area perfect for BBQs and entertaining, with a flowering arched trellis to the rear ancillary part of the garden where there is a shed. The "formal" garden is mainly laid to lawn with a large pebbled area being great for planted out pots and shrubs, mature flowerbed borders and access to the side of the property via security gate.



Garage -

With an up and over door and power.

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