

## Property Particulars

### Shaftesbury Avenue, Penwortham.



**\*Extended Semi-Detached House**

**\*Three Bedrooms**

**\*Dining Kitchen**

**\*Modern uPVC Double Glazing**

**\*Great Sought-after Location**

**\*Two Reception Rooms**

**\*Gas Central Heating**

**\* Sunny Private Rear Garden**

**£239,950**

An extended traditional semi-detached house set in the sought after location of Higher Penwortham. This lovely home has three bedrooms, front lounge and a spacious rear lounge extended to provide a garden room with patio doors accessing and overlooking the private and sunny rear garden. There is a dining kitchen and family bathroom. The property has gas central heating and uPVC double glazing. There is a larger than average size detached garage with power and light. There is driveway parking and a lovely front garden. Within walking distance of Penwortham's vibrant district centre, outstanding local schools, services, amenities and bus route. Viewing is essential and is being offered with No Chain Delay.

**Entrance Hall -**

With storage under stairs to first floor, ceiling light, radiator, uPVC double glazed door to front, uPVC double glazed side window and doors off.

**Front Lounge - 12' 5" x 11' 6" (3.78m x 3.50m)**

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



**Back Lounge & Garden Room - 20' 6" x 10' 10" (6.24m x 3.30m)**

Being extended and provides a reception room as well as a garden room, a great space with uPVC double glazed patio door to the rear, radiator, two ceiling lights, wall lights, gas fire with inset marble hearth and surround.



**Kitchen - 17' 0" x 6' 0" (5.18m x 1.83m)**

With a range of wall, drawer and base units with contrasting working surfaces, electric oven with extractor above, one and a half sink unit and drainer, plumbed for washer and space for white goods, uPVC double glazed window to the side and uPVC double glazed door and side panel to side.



**First Floor Landing -**

With a uPVC double glazed window to the side, ceiling light and doors off.

**Bedroom One - 13' 8" x 10' 4" (4.16m x 3.15m)**

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



**Bedroom Two - 10' 10" x 9' 10" (3.30m x 2.99m)**

With a uPVC double glazed window overlooking the lovely rear garden, ceiling light and radiator.

**Bedroom Three - 7' 6" x 10' 0" (2.273.60m x 3.00m)**

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



**Bathroom -**

With a three piece suite comprising low suite W.C. wash hand basin and panelled bath with electric shower over, half tiled elevations, radiator and opaque double glazed window to the rear.

**Outside -**

To the front there is a lawn garden and driveway parking approaching the detached garage.



**Rear Garden -**

A very well-established rear garden with central lawn and mature well established flower bed border.



**Detached garage -**

Good size with up and over door, power and light and personal door.

**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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Saturday 9.00am till 4.00pm.