

Property Particulars

Queensway, Penwortham.



- **Traditional Semi Detached House**
 - **Filled With Quality Original Features**
 - **Two Spacious Reception**
- **Fabulous Higher Penwortham Location**
 - **Four Bedrooms**
 - **Dining Kitchen**
 - **Downstairs Cloaks WC**

£415,000

A great opportunity to purchase a character property in the heart of Higher Penwortham. This gorgeous home offers four bedrooms, two large reception rooms, dining kitchen and utility room, as well as a main bathroom and a downstairs cloaks WC. This wonderful home boasts many quality original features throughout, gas central heating and uPVC double glazing, front well established gardens, with driveway parking on approach to a detached garage. There is a sunny rear garden and patio area. Walking distance to Penwortham's vibrant district centre with its vast selection of individual businesses, boutique style shops, bars and restaurants, as well as outstanding local schools, main road connections and local bus routes. Viewing is essential to fully appreciate the size, setting and location of this lovely home.

Entrance Porch -

A brick built porch with uPVC double glazed window to side and door to front, tiled flooring, radiator, ceiling light point and coving to ceiling.

Entrance Hall - 12' 8" x 7' 0" (3.86m x 2.13m)

Stunning Amtico flooring, stairs to first floor, spotlights to ceiling,



Lounge - 15' 4" x 12' 10" (4.67m x 3.91m)

With inset coal effect gas fire and mantel surround, circular original leadlight sash and uPVC double glazed bay to front with profile radiator, ceiling light.



Dining Room - 14' 8" x 12' 0" (4.47m x 3.65m)

With Amtico flooring, uPVC double glazed window to the side, ceiling light and ceiling rose, useful recessed space 5'10 x 3'8

Dining Kitchen - 13' 0" x 10' 2" (3.96m x 3.10m)

With a range of wall, drawer and base units with contrasting working surfaces, tiled splashback and Amtico flooring, uPVC double glazed window and door to rear, spot lights, gas hob with extractor hood, electric double oven, integrated dishwasher, stainless steel sink and drainer, integrated fridge, radiator and door to utility room.



Utility room - 7' 10" x 4' 3" (2.39m x 1.29m)

With useful working surface, plumbed for washer, space for dryer, radiator, Amtico flooring, uPVC double glazed window to side and door to downstairs cloakroom.



Downstairs Cloakroom -

With a stylish two piece suite comprising low suite W.C. and wash hand basin, wall mounted central heating boiler, tiled splashback to wash hand basin, ceiling light and opaque uPVC double glazed window to the rear.



First Floor Landing -

Stunning landing area with the original curved spindle balustrade, picture rail and ceiling lights. Lovely pitch pine doors off.



Bedroom One - 15' 3" x 12' 9" into wardrobes (4.64m x 3.88m)

With large uPVC double glazed bay window with profile radiators, fitted wardrobes to one wall, ceiling light.



Bedroom Two - 9' 10" x 9' 7" (2.99m x 2.92m)

With uPVC double glazed Oriel window to the side, radiator, ceiling light.



Bedroom Three - 9' 10" x 6' 0" (2.99m x 1.83m)

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



Bedroom Four - 8' 1" x 6' 0" (2.46m x 1.83m)

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



Bathroom -

A cleverly designed family bathroom with a four piece suite comprising, low suite WC, glazed shower compartment, roll top free standing bath and pedestal wash hand basin. Stylish Amtico flooring and opaque uPVC double glazed windows to the side and rear, extractor fan, heated towel rail, part tiled elevations.



Front garden -

Creating a beautiful approach with a lawn garden, flower bed borders and driveway parking for several vehicles on approach to a secure gated access to the rear.

Rear Garden -

With a paved patio leading the central lawn garden with flower bed borders, and a great enclosed side area perfect for outdoor entertaining and alfresco dining.



Detached garage -

With an up and over door, personal side door, phase 3 electrics.

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 until 5.30pm Saturday 9.00am until 4.00pm