

Property Particulars

Crookings Lane, Penwortham.



- **Traditional Semi-Detached Family Home**
- **Three Good Size Bedrooms**
- **Fitted Kitchen & Three Piece Bathroom**
- **uPVC Double Glazing**
- **Most Sought After Location**
- **Two Spacious Lounge Rooms**
- **Gas Central Heating**
- **Great Corner Plot**

£285,000

A lovely traditional semi-detached home in the most sought after location of Higher Penwortham. Being set on a corner plot with sizeable gardens to the front, side and rear. The current owner has approved planning permission for a two storey side extension and a single storey rear extension granted 07/2022/00999/HOH DATE OF APPLICATION:16 December 2022. The property currently offers two good size reception rooms, three generous bedrooms and a fitted kitchen, there is also a three piece bathroom suite. The property has a contemporary feel and has gas central heating and uPVC double glazing. There is driveway parking accessed via Westend and from there a detached garage with power. Being close to outstanding local schools, services and walking distance to Penwortham's vibrant district centre. Good main road and bus route connections. Viewing is essential to fully appreciate this stylish family home and further long term growth offered by approval of planning permission, which with this location is a brilliant added benefit. Offered for sale with No Chain Delay

Entrance Hall -

A lovely composite door to front, radiator, stairs to first floor and doors off

Lounge - 12' 1" x 12' 7" (3.68m x 3.83m)

A stunning lounge room with uPVC double glazed bay to the front, log effect fire set in media wall, feature radiator.



Dining Room - 11' 7" x 12' 0" (3.53m x 3.65m)

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

Kitchen - 8' 6" x 6' 7" (2.59m x 2.01m)

With a range of wall, drawer and base units with contrasting working surfaces, gas hob with overhead extractor hood, plumbed for washer, stainless steel one and a half sink and drainer, laminate flooring, uPVC double glazed door and side window, ceiling light and additional useful pantry cupboard with power and uPVC double glazed window.



First Floor Landing -

With spindled balustrade gallery landing, ceiling light, opaque uPVC double glazed window to the side, door off.

Bathroom -

With a three piece suite comprising low suite Roca W.C. Roca pedestal wash hand basin, panelled bath with mains shower over, opaque uPVC double glazed window to side, fully tiled, extractor fan and radiator.



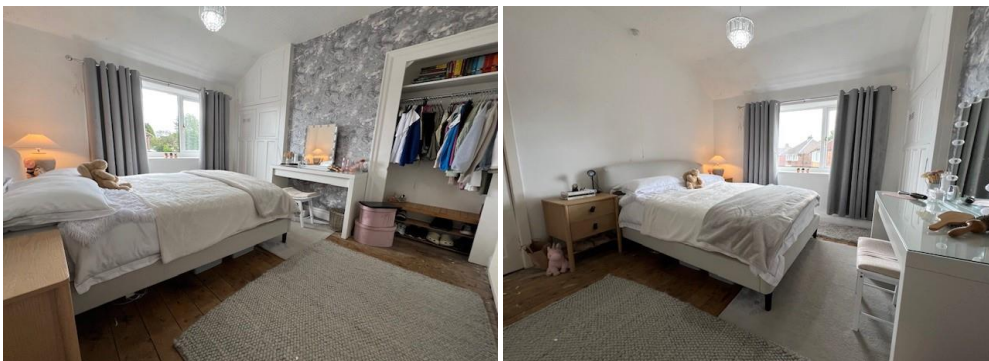
Bedroom One - 13' 0" x 10' 0" (3.96m x 3.05m)

With a uPVC double glazed bay window to the front, floor board flooring, radiator, ceiling light, large built in cupboard.



Bedroom Two - 12' 0" x 10' 3" (3.65m x 3.12m)

With wood floor boards, uPVC double glazed window to the rear, ceiling light, radiator, built in cupboard housing central heating boiler.



Bedroom Three - 7' 4" x 6' 10" (2.23m x 2.08m)

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



Outside -

To the front there is open plan hard landscaping pathway to the property, secure fencing and side gated access.

Side Garden -

A great size side garden being laid to lawn and enclosed by wooden fencing.



Rear Garden -

Paved patio with personal door to garage.



Driveway and Garage -

Being approached via West End to driveway parking and detached garage with power and light.



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