

Property Particulars

Parklands Avenue, Penwortham.



- **Outstanding Opportunity**
- **Amazing Size Plot**
- **Large Lounge & Dining Room**
- **Cloaks WC**
- **Detached True Bungalow**
- **Three Double Bedroom**
- **Main Bathroom**
- **Vented Heated System**

Offers in Excess of £575,000

An extremely rare opportunity to purchase a stunning detached bungalow set centrally in the most generous plot, boasting a semi-circular 'in and out' driveway and further large garden frontage, lots of parking, driveway options to each side and an attached double garage. The property is a spacious detached true bungalow with three double bedrooms, a fabulous 'L' shaped lounge and dining room, dining kitchen, main bathroom and cloak WC. The bungalow is heated via a vented heating system and hot water by a gas multipoint. The grounds are outstanding, whether that's the absolute tranquility they offer, privacy or just an opulence of space, what it does mean is you have the privacy and setting that is rare in Higher Penwortham. In addition to this property creating an amazing home there is also Permission in Principle to build two detached dwellings, SRBC reference number 07/2024/00355/PIP - Please call for more information and to arrange a viewing. Viewings are strictly by appointment via Marie Holmes Estates. Excellent location, outstanding local schools, services and amenities. Early Viewing Highly recommended.

Open Porch - 13' 8" x 7' 6" (4.16m x 2.28m)

A large open porch with pillars and tiled flooring

Entrance Hall - 12' 0" x 12' 6" (3.65m x 3.81m)

Fabulous size entrance hall with lovely oak front door and double glazed opaque windows to the front. There are stylish veneered internal doors, air vents to ceiling, ceiling light and wall lights. Cupboard housing multipoint water heater, large built in storage cloak cupboard.



Cloakroom W.C. -

With a two piece suite comprising Roca low suite W.C. and Roca pedestal wash hand basin, part tiled, opaque double glazed window to the front, ceiling light

Lounge/Diner - 25' 10" x 19' 10" (7.87m x 6.04m)

A stunning 'L' shaped lounge and dining with excellent natural light provided by a large double glazed window to the front, double glazed door and side windows to and overlooking the beautiful rear garden and further double glazed window to the rear, storage cupboard, three ceiling lights, stone built feature chimney breast with gas fire.



Kitchen/Diner - 15' 9" x 9' 10" (4.80m x 2.99m)

A lovely bright room with a range of wall, drawer and base units with contrasting working surfaces, kick space heater, electric oven and gas hob with extractor above, plumbed for washer, ceiling lights, panelled ceiling, double glazed side windows and uPVC double glazed window to the rear, door accessing the rear. Cupboard housing heating system.



Bedroom One - 12' 0" x 10' 8" (3.65m x 3.25m)

With a range of fitted bedroom furniture comprising drawers and vanity unit, fitted wardrobes, bedhead area with side lights and bedside tables, a double glazed window to the rear.



Bedroom Two - 13' 4" x 12' 1" (4.06m x 3.68m)

A fabulous size room with a uPVC double glazed window to the front and two ceiling lights.



Bedroom Three - 11' 4" x 9' 5" (3.45m x 2.87m)

Another double with fitted cupboards and vanity area, double glazed window to the side and ceiling light.

Bathroom -

With a three piece suite comprising, corner bath, glazed shower compartment with mains shower, wash hand basin set in vanity unit, heated towel rail, fully tiled and opaque double glazed window to the side.



Outside -

A very generous plot all round being approached via an "on and off" semi circular driveway providing access and parking for several vehicles and approach to the integral double garage to one side. The plot has great privacy provided by tall well established beech hedges.

Rear Garden -

Being mainly laid to lawn and of a sunny private aspect, a great selection of mature plants shrubs.



Attached Garage - 20' 0" x 15' 9" (6.09m x 4.80m)

With electric door, personal door to rear and loft access.

Planning in Principle -

Our client has secured planning in principle for two separate dwelling and further information can be obtained from SRBC reference 07/2024/00355/PIP

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