

## Property Particulars

### **Birch Avenue, Penwortham.**



- **Stylishly Extended Semi Detached House**
  - **Lounge Room**
  - **Downstairs Cloaks WC**
  - **Year Round Conservatory**
- **Spacious Hall**
- **Contemporary Kitchen & Utility Area**
  - **Modern Bathroom**
  - **Lots of Driveway Parking**

**£245,000**

A fabulous extended semi detached house situated in the most sought after location of Higher Penwortham. This beautiful home benefits from an extended porch, creating a spacious entrance hall, with door to the downstairs cloaks. There is a lounge room, a fantastic well designed and fitted contemporary kitchen with an island peninsula and utility area, lovely garden room and three bedrooms. There is ample driveway parking to the front and a stunning sunny rear garden, cleverly designed with lawn, patio and a useful large garden cabin. Close to great local amenities, outstanding local schools, bus routes and easy access to Penwortham's vibrant district centre. Viewing essential and we are offering this property with No Chain Delay.

### Entrance Hall -

The property having been cleverly extended to provide a spacious hallway with a uPVC double glazed door to the front and doors off.



### Downstairs Cloaks/W.C. -

With a two piece suite comprising concealed cistern in a one piece vanity unit with wash hand basin and cupboard beneath, tiled elevations and opaque uPVC double glazed window.

### Lounge - 14' 5" x 14' 1" (4.4m x 4.3m)

A lovely large room with a uPVC double glazed window to the front, gas fire set in a stylish marble inset, hearth and surround, ceiling light and radiator.



### Kitchen/Diner - 14' 5" x 14' 1" (4.4m x 4.3m)

With a range of contemporary wall, drawer and base units with contrasting working surfaces, part tiled elevations, electric hob, electric double oven, integrated dishwasher, sink unit, utility area, tiled flooring, patio doors to conservatory.



**Conservatory - 13' 5" x 9' 10" (4.1m x 3.0m)**

Being usable all year round with a pitched roof, being brick built and uPVC double glazed construction, double doors to garden.



**First Floor Landing -**

With uPVC double glazed window to the side and doors off.

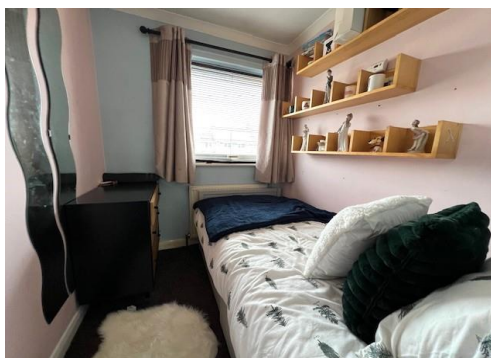
**Bedroom One - 15' 9" x 8' 6" (4.8m x 2.6m)**

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



**Bedroom Two - 9' 2" x 8' 2" (2.8m x 2.5m)**

Currently being utilised as a dressing room with a uPVC double glazed window to the rear, ceiling light and radiator.



**Bedroom Three - 10' 6" x 5' 11" (3.2m x 1.8m)**

With a uPVC double glazed window to the front, ceiling light and radiator, built in cupboard and wall mounted central heating boiler.

### **Bathroom -**

With a Merlin three piece bathroom suite comprising low suite W.C. wash hand basin set on a vanity unit, panelled bath with mains shower over and two showerheads, profile glazed screening, water resistant panelled elevations, heated towel rail and opaque uPVC double glazed window.

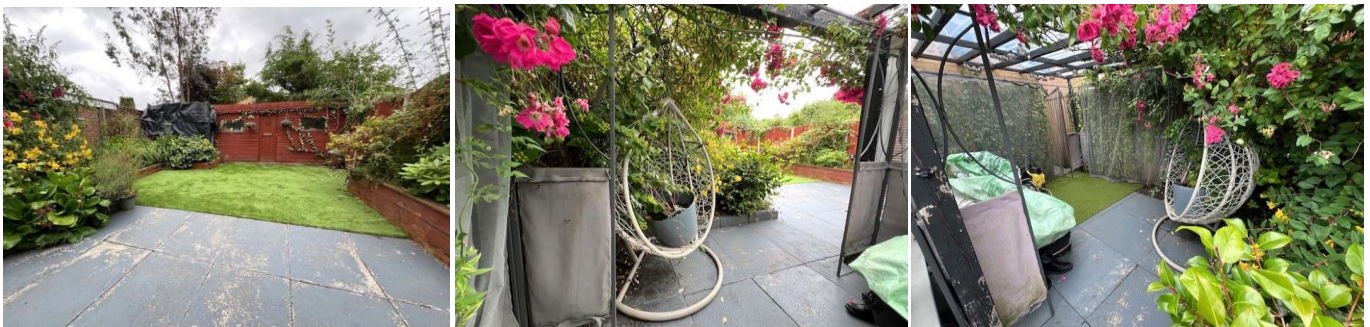


### **Outside -**

To the front is a low maintenance pressed concrete driveway providing parking for several vehicles and access to the side of the property.

### **Rear -**

With a fabulous Pagoda with lovely flowering climbing plants, artificial lawn and paved patio area. A great "quiet space" , there is another paved patio area, sleeper style raised flowerbed borders, central lawn and a useful timber shed.



### **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**