

Property Particulars

Garden Lane, Penwortham.



- **Detached Family Home**
- **Three Good Bedrooms**
- **Well Equipped Kitchen & Utility Room**
- **Bathroom & En Suite**
- **Many Individual Bespoke Features**
- **Stunning Lounge With Media Wall**
- **Stylish Cloakroom**
- **Beautiful Entrance Hall with Impressive Front Door**

Offers Over £260,000

A contemporary detached family home set off a private lane in a select cul de sac location, in the most sought after area. The property has, three good size bedrooms, stunning lounge room, well equipped kitchen, utility room, downstairs cloaks, family bathroom and en suite bathroom. The property benefits from an extremely contemporary and stylish finish to the lounge, with ceiling styling, LED lighting, media wall and overlooks the private and sunny rear garden. Beautiful entrance hall with a most impressive front door, engineered wooden flooring, and wooden stair risers with tasteful LED lights. There is lots of driveway parking with walled enclosure, large storage unit with power and a well designed low maintenance rear garden and a detached out building set-up as previous hair salon. There have been some lovely well designed bespoke features and to fully appreciate these, the size and setting of this wonderful home, viewing is essential. Outstanding local schools, services and amenities, great main road connectivity and bus routes. We are offering this property with No Chain Delay.

Entrance Hall -

With a stunning contemporary wooden door, stylish engineered wooden flooring which is also fitted to the stair risers with LED inset lights, ceiling light, bespoke designed skirtings and architraves, under stairs storage cupboard, contemporary vertical radiator and doors off.



Downstairs Cloaks W.C. -

A beautiful room stylishly decorated with a vanity feature wall and fully tiled elevations with two pendant lights, spot lights and small ceiling set LEDs, low suite W.C. wash hand basin on a vanity unit, engineered wooden flooring and contemporary vertical radiator.

Lounge - 19' 1" x 12' 6" (5.81m x 3.81m)

A beautiful family room which had been cleverly designed with many bespoke features including tray ceiling detail with contrasting colour and LED lights. This feature extending to create a fabulous media wall and a stylish media wall unit. The same theme continues to provide complimentary skirting boards and architraves, two uPVC double glazed sets of French doors to the rear, overlooking and accessing the rear garden, vertical feature radiator and spot lights to ceiling.



Kitchen - 11' 8" x 8' 8" (3.55m x 2.64m)

With a range of wall, drawer and base units with contrasting working surfaces, stainless steel splashback to a gas hob with extractor hood above, electric oven, space for upright fridge freezer and space for wine cooler, uPVC double glazed window to the front and spot lights.



Utility room - 7' 7" x 5' 2" (2.31m x 1.57m)

With base units, contrasting working surfaces, sink and drainer unit with coiled effect mixer tap, cupboard housing the central heating boiler, engineered wooden flooring, uPVC double glazed door to the side and uPVC double glazed window to the front.

First Floor Landing -

A spacious area with gallery landing with a uPVC double glazed window to the side and further window on the staircase approach, doors off.

Bedroom One - 12' 4" x 9' 5" (3.76m x 2.87m) and recess 5'10"

With a uPVC double glazed window to the rear, stunning feature vanity area with wooden panelled backed mirror, dressing table with drawer and pendant light, recessed dressing area, ceiling light, radiator and door to en suite.



En-suite -

With a three piece suite comprising low suite W.C. wash hand basin, quadrant glazed shower compartment, heated towel rail and opaque double glazed window to the front.

Bedroom Two - 11' 8" x 9' 0" (3.55m x 2.74m)

Another fabulous designed room with a tray ceiling in a contrasting colour with recessed LED lights, fitted wardrobe, desk and drawers to one wall, bespoke complimentary skirting and architraves, radiator.



Bedroom Three - 9' 5" x 8' 4" (2.87m x 2.54m)

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



Family Bathroom -

With a three piece suite comprising low suite W.C. pedestal wash hand basin, panelled bath with shower over and profile glazed screening, full tiling to the bath/shower area, uPVC double glazed opaque window to the side and heated towel rail.

Outside -

To the front of the property there are walls and posts constructed and surrounding, ready to be totally finished with a suitable render (there is sand already there to enable the next homeowner to complete) The frontage is gravel and there is a useful timber constructed shed which has power and provides connections that will enable LED lights to the walls.

Rear Garden -

A fabulous rear garden with a paved patio, wall mounted and concealed Aerator, railway sleeper style raised flowerbed borders, central artificial lawn with slate chippings surrounding, fully enclosed and an amazing outbuilding.



The Outbuilding/Salon -

A great addition to this lovely home, the outbuilding has a large open overhang approaching the entrance, fully insulated and currently utilised as a hair salon (equipment under separate negotiation) A hexagon effect media wall, panelled ceiling, Halo effect illuminated framed mirror, fitted with power, light and hot and cold water supply.

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.

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