

Property Particulars

Giller Fold, Penwortham.



- **Stunning Mid Terraced Cottage Built 1800's**
- **Two Double Bedrooms**
- **Three Piece Bathroom**
- **uPVC Double Glazing**
- **Beautiful Setting**
- **Lounge & Spacious Dining Kitchen**
- **Gas Central Heating Boiler**
- **Stunning Rear Garden With Great Outbuilding**

£139,950

A great opportunity to buy an amazing 1800's mid terraced cottage, set down a private lane, in the most sought after location of Penwortham. This beautiful home offers front lounge room, well equipped contemporary kitchen and dining, there is a three piece bathroom suite, and two generous double bedrooms. There is driveway parking and a gorgeous rear country garden with a great size outbuilding, perfect for a home office or summer house. The property has gas central heating and uPVC double glazing, quality fixtures and fittings and decor and is presented to a very high standard with stylish internal doors to ground floor and drop latch doors to the first floor, and new floor coverings to the ground floor and has just been redecorated.

Entrance Porch -

With door to front elevation, ceiling light and door to lounge.

Lounge -

With uPVC double glazed window to the front, a stunning original Inglenook fire place with stone insets, brick exposed and gas fire, radiator, ceiling light and door to dining kitchen.



Dining Kitchen -

A great size with a well equipped fitted kitchen comprising wall, drawer and base units with contrasting working surfaces, plumbed for washer, gas hob and extractor hood, electric Neff microwave and oven, uPVC double glazed window and door to rear, room to dine, stairs to first floor and door to downstairs bathroom.



Downstairs Bathroom -

With a three piece suite comprising low suite W.C. wash hand basin set on vanity unit and panelled bath with electric shower over and opaque uPVC double glazed window to rear.



First Floor Landing Area -

With doors off.

Bedroom One - 14' 1" x 12' 1" (4.29m x 3.68m)

A great size double with a uPVC double glazed window to the front, cast iron feature fire place and ceiling light.



Bedroom Two - 12' 0" x 10' 0" (3.65m x 3.05m)

With uPVC double glazed patio doors to rear, ceiling light. There was once an en-suite shower room alongside the bedroom area and we are advised all the necessary plumbing and drainage are still insitu.



Outside -

With driveway parking to the front, accessed via a resident owned private road.



Rear Garden -

A stunning cottage garden with patio areas, lawn garden, an established selection of plants, trees and shrubs proving an archway opening to a detached workshop.



Workshop/Outbuilding - 12' 10" x 12' 8" (3.91m x 3.86m)

A generous size building with power and light. Would make a perfect home office or summer house.

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.

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