

## Property Particulars

### Stansford Court, Penwortham.



- **Detached True Bungalow**
- **Set in Select Cul De Sac**
  - **Generous Breakfast Kitchen & Utility Room**
  - **Garage & Driveway**
- **Very Versatile Accommodation**
- **Four Bedrooms**
- **Great Size & Well Established Gardens**

**£339,950**

A rare opportunity to buy a detached true bungalow in Penwortham. Set in a select cul de sac this beautiful home is extremely versatile and offers four bedrooms, a large lounge room, spacious breakfast kitchen, with a selection of integrated appliances and a useful utility room, main bathroom and an en suite. There is gas central heating and uPVC double glazing. To the outside there is a front garden, driveway parking and a garage. The rear has a lovely private aspect and has lawn garden, patio areas, wisteria covered pagoda and a great selection of plants and shrubs. Viewing is essential to fully appreciate the size, presentation, setting and location of this amazing property. We are offering this property with No Chain Delay. Close proximity to local services, and amenities.

**Entrance Hall -**

With door to front, ceiling light, radiator, loft access and doors off.

**Lounge - 19' 0" x 11' 7" (5.79m x 3.53m)**

Accessed by double doors from entrance hall, coal effect gas fire with Adam style surround, uPVC double glazed window to the side and rear.



**Bedroom Three - 11' 10" x 9' 5" (3.60m x 2.87m)**

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



**Bedroom Four - 10' 3" x 7' 2" (3.12m x 2.18m)**

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

**Bathroom - 7' 3" x 6' 0" (2.21m x 1.83m) and walk in**

With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled Spa bath, heated towel rail and uPVC double glazed opaque window.



**Bedroom One - 14' 0" x 10' 3" (4.26m x 3.12m)**

With a lovely uPVC double glazed bay to the front, central bedhead area with His and Hers wardrobes, bedsides and top boxes, ceiling light, radiator and door to en-suite.



**En-suite -**

With a three piece suite comprising low suite W.C. pedestal wash hand basin and glazed shower compartment with mains shower, heated towel rail.

**Bedroom Two - 10' 0" x 9' 9" (3.05m x 2.97m)**

With fitted wardrobe and vanity area, uPVC double glazed window to the rear, radiator and ceiling light.



**Kitchen - 11' 7" x 10' 0" (3.53m x 3.05m) and walk in 5'7" x 8'3"**

With a range of wall, drawer and base units with contrasting working surfaces, one and a half stainless steel sink unit and drainer, integrated fridge and freezer, Neff induction hob with extractor, Bosch oven and microwave, part tiled elevations, ceiling light, from walk-in area door to utility room.



**Utility room - 8' 0" x 5' 3" (2.44m x 1.60m)**

With wall mounted Valliant boiler, plumbed for washer, space for other white goods, door access to rear.

**Outside -**

To the front of the property there is lots of blocked paved driveway parking on approach to a detached garage.

**Rear Gardens -**

Sizeable gardens to the rear and side. The rear garden has a paved area with two large raised sleeper style beautifully established flowerbed borders, a Japanese style decorative bridge to a gravel area at the furthest point, lean-to greenhouse next to the garage.



**Detached Garage -**

With up and over door and a personal door.

**Side Garden -**

Being hard landscaped with paved areas for pots, pathways, flowerbed borders and a seating area with Pagoda above.



**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**