

## Property Particulars

### Clovelly Drive, Penwortham.



- **Extended Traditional Detached House**
- **Three Bedrooms**
- **Front Lounge & Stunning Family Room**
- **Beautiful Rear Sunny Rear Garden**
- **Most Sought After Location**
- **New Decor & Floor Coverings**
- **Great Size Kitchen & Useful Utility Area**
- **Driveway Parking**

**£295,000**

A beautifully presented family home in the most sought after location of Higher Penwortham. This extended semi detached house has been recently redecorated throughout, with new floor coverings and offers great accommodation comprising, three bedrooms, spacious front lounge with wood burner, generous size kitchen and utility area, which then opens in to a stunning family room, overlooking the private and sunny rear garden, and has lots of natural light from the vaulted ceiling with Vulux roof windows, and uPVC double glazed French doors opening on to the patio. There is a downstairs cloaks WC, three bedrooms and a modern family bathroom. There is driveway parking and well established rear gardens. Viewing is essential to fully appreciate the size, setting and presentation of this lovely home. Within walking distance to Penwortham's vibrant high street, excellent local services and amenities and outstanding local schools. This property is offered with No Chain Delay.

**Entrance Hall -**

With uPVC double glazed door to front, tiled flooring, stairs to first floor, radiator and spot lights.

**Lounge - 12' 7" x 11' 4" (3.83m x 3.45m)**

with uPVC double glazed bay to front, cast iron wood burner, tiled hearth, ceiling light, wall lights and radiator.



**Kitchen - 17' 5" x 11' 4" (5.30m x 3.45m)**

With a range of wall, drawer and base units with contrasting working surfaces, gas cooker with extractor hood, one and a half sink unit and drainer, space for white goods, utility area, plumbed for washer and vented for dryer, cupboard housing central heating boiler, tiled flooring, uPVC double glazed window to the side, open to family room.



**Family Room - 16' 3" x 11' 0" (4.95m x 3.35m)**

A fantastic addition with two Velux windows, spot lights, radiator, uPVC double glazed French doors to rear, tiled flooring.



**Downstairs W.C.**

With a two piece suite comprising low suite W.C. and pedestal wash hand basin, tiled elevations and radiator.

**First Floor Landing -**

Lovely picture uPVC double glazed window to the side, spindled balustrade gallery, ceiling light, stylish internal doors off.



**Bedroom One -**

With uPVC double glazed bay to front, radiator, T.V. point, ceiling light, loft access, radiator.



**Bedroom Two - 11' 6" x 11' 2" (3.50m x 3.40m)**

A great double with uPVC double glazed window overlooking the lovely rear garden, T.V. aerial, radiator and ceiling light.

**Bedroom Three - 7' 3" x 6' 7" (2.21m x 2.01m)**

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



**Bathroom -**

With a three piece suite comprising low suite W.C. pedestal wash hand basin, "P" shaped bath with mains shower over and retractable glazed screening, opaque uPVC double glazed window to the side, tiled elevations and heated towel rail.

**Loft -**

With retracting ladder and boarded.



**Front garden -**

Lots of driveway parking to the front and gated access to rear.

**Rear Garden -**

A beautiful sunny and private rear garden with lawn and a paved patio, great selection of plants and shrubs, enclosed by privet hedges and wooden fencing.



**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**