

## Property Particulars

### Cop Lane, Penwortham.



- **Stunning Detached House in Sought After Location**
- **Spacious Accommodation Throughout**
- **Three Bedrooms**
- **Large Family Lounge**
- **Quality Fixtures & Fittings**
- **Great Layout**
- **Generous Well Equipped Kitchen & Dining Room**
- **Home Office / Study**

**£395,000**

A beautiful exceptionally well maintained and cared for detached house, set in the most sought after location of Higher Penwortham. This stunning property offers great accommodation, being spacious and designed to allow the maximum amount of natural light to flow through. Whether it's the generous kitchen being well fitted with an extensive range of integral appliances, or dining room with bi-folding doors opening on to the sunny conservatory, or the dual aspect sizeable lounge room, take your pick, this stunning home is quality all the way around. There is a downstairs cloakroom and linked wash room, three good bedrooms to the first floor with a contemporary three piece bathroom, a fabulous semi circular. 'drive on drive off' driveway on approach to a large detached double garage and breathtaking rear garden. There are outstanding local schools and services as well as being within walking distance of Penwortham's vibrant high street. Viewing is essential to fully appreciate the size setting and quality this lovely home has to offer. We are offering this property with No Chain Delay

**Entrance Hall -**

With lovely composite door to the front, laminate flooring, stairs to first floor, and stunning glazed panel doors to dining kitchen.



**Kitchen/Diner - 20' 7" x 19' 3" (6.27m x 5.86m)**

With a range of wall, drawer and base units with contrasting working surfaces, oak breakfast bar peninsula, integrated fridge freezer, Bosch electric oven and hob with extractor over, integrated dishwasher, integrated washer dryer, one and a half sink unit and drainer, uPVC double glazed window to the front and side, travertine tiled flooring to kitchen area and laminate flooring to dining area, spot lights, pendant lights, lots of room to dine and bi-folding doors to the conservatory.



**Conservatory - 15' 8" x 12' 0" (4.77m x 3.65m)**

"P" shaped brick built and uPVC double glazed construction, tiled flooring, double doors with easy access to garage and single door access to patio.



**Study - 8' 10" x 5' 8" (2.69m x 1.73m)**

With a uPVC double glazed window to the front, laminate flooring and radiator.



**Lounge - 20' 6" x 11' 10" (6.24m x 3.60m)**

A great size room with uPVC double glazed windows to the front and rear, ceiling light and wall lights, radiator.

**Cloakroom -**

With bench seating and area for coat storage, door to downstairs cloakroom W.C.



**Cloakroom W.C. -**

With a two piece suite comprising concealed cistern W.C. and wash hand basin set on vanity unit, opaque double glazed window and travertine flooring.

**First Floor Landing -**

With three stunning uPVC double glazed windows to the rear, ceiling lights and doors off.

**Bedroom One - 17' 1" x 11' 10" (5.20m x 3.60m)**

With a uPVC double glazed window to the front and rear with inset blinds creating lots of natural light, fitted wardrobes to one wall, ceiling light and radiator.



**Bedroom Two - 13' 10" x 9' 10" (4.21m x 2.99m)**

With a uPVC double glazed window to the rear with inset blinds, built in and walk in wardrobes, ceiling light and radiator.



**Bedroom Three - 9' 10" x 9' 0" (2.99m x 2.74m)**

Currently utilised as a home office with a uPVC double glazed window to the side, ceiling light, radiator and excellent storage to eaves.



**Bathroom -**

With a three piece suite comprising concealed cistern W.C. wash hand basin set on vanity unit and "P" shaped panelled bath with mains shower over and profile screening, water resistant panelled elevations to the bath with remaining suite fully tiled, heated towel rail and opaque uPVC double glazed window.



**Outside -**

A stylish patterned concrete semi circular drive on and off driveway with central flowerbed area and driveway parking down the side of the property to the detached double garage.

**Rear -**

A very well designed rear garden with ease of maintenance in mind, several raised brick built flowerbed areas being well established, patterned concrete patio and pathways.



**Garage - 17' 2" x 17' 1" (5.23m x 5.20m)**

A double garage with an electric roller door, power and light, personal door to rear.



**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**