

Property Particulars

Whitefield Road, Penwortham.



- **Traditional Semi Detached House**
 - **Three Bedrooms**
 - **Dining Kitchen**
- **Contemporary Shower Room**
- **Most Sought After Location**
- **Spacious Lounge**
- **Breakfast Room With Useful Utility Area**
- **Gas Central Heating**

Offers in Excess of £250,000

A lovely traditional semi detached house set in the most desirable area of Higher Penwortham. There are three bedrooms, spacious lounge, well equipped dining kitchen and a useful rear breakfast room with room for utilities. There is gas central heating and uPVC double glazing as well as beautifully kept and designed gardens to the front and rear. There is a great size driveway and a detached garage. Close to outstanding local schools, services and amenities and in close proximity to Penwortham's vibrant district centre. Viewing is essential to fully appreciate this beautiful home.

Entrance Hall -

With uPVC double glazed door to front, ceiling light and doors off.

Lounge - 14' 10" x 11' 0" (4.52m x 3.35m)

with uPVC double glazed bay window to the front, gas fire on raised marble inset, laminate flooring, ceiling light and radiator.



Kitchen/Diner - 17' 1" x 8' 8" (5.20m x 2.64m)

With a range of wall, drawer and base units with contrasting working surfaces, cupboard housing central heating boiler, electric cooker point with extractor above, space for white goods and plumbed for dishwasher, sink unit with drainer, ceiling light and door to breakfast room.



Breakfast Room/Utility Area - 10' 9" x 5' 5" (3.27m x 1.65m)

A handy additional space being uPVC double glazed and brick built construction with door accessing rear, plumbed for washer and space for dryer.



First Floor Landing -

With a spindled balustrade gallery landing, uPVC double glazed window to the side and door off, loft access with ladder being part boarded with light.

Bedroom One - 14' 10" x 10' 7" (4.52m x 3.22m)

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



Bedroom Two - 10' 9" x 8' 9" (3.27m x 2.66m)

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



Bedroom Three - 7' 4" x 6' 1" (2.23m x 1.85m)

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

Shower Room -

With a three piece suite comprising low suite W.C. wash hand basin and quadrant glazed shower compartment with electric shower and opaque uPVC double glazed window.



Outside -

To the front of the property there are well established plants and shrubs to the borders and central artificial lawn, driveway parking on approach to detached garage.

Rear Garden -

A stylishly designed rear garden with lovely paved patio and being fully enclosed.



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