

Property Particulars

Woodburn Grove, Penwortham.



- **Beautiful Semi Detached House in Popular Location**
 - **Lounge**
 - **Conservatory**
 - **uPVC Double Glazing**
- **Three Bedrooms**
- **Dining Kitchen**
- **Gas Central Heating**
- **Built 2000 & Tenure Being Freehold**

£174,950

A lovely semi detached house set in a quiet cul de sac and within the popular location of Penwortham. Having three bedrooms, lounge, dining kitchen and a conservatory, overlooking and accessing the private sunny rear garden. There is gas central heating and uPVC double glazing. There is an open plan front lawn and driveway parking. The property was built in 2000 and is freehold. Close to outstanding schools, local services and close proximity to Penwortham's high street as well as local bus routes and main road connectivity. To fully appreciate this beautiful and stylish home viewing is essential.

Entrance Hall -

With door to front, ceiling light, stairs to first floor and door to lounge.

Lounge - 15' 0" x 9' 8" (4.57m x 2.94m)

with stylish colonial style shutters to the uPVC double glazed window, radiator and ceiling light.



Kitchen/Diner - 13' 0" x 8' 1" (3.96m x 2.46m)

With a range of wall, drawer and base units with contrasting working surfaces, gas hob, electric oven, sink and drainer unit, lots of space for white goods, under stairs storage and uPVC double glazed patio door to the conservatory



Conservatory - 12' 2" x 8' 7" (3.71m x 2.61m)

Being uPVC double glazed and brick built constructed, tiled flooring and doors to garden



First Floor Landing -

With loft access, ceiling light and doors off, uPVC double glazed window to the side elevation with lovely shutter blinds

Bedroom One - 13' 0" (into wardrobe) x 8' 2" (3.96m x 2.49m)

Again with beautifully dressed uPVC double glazed window to the front with shutter blinds, ceiling light, fitted wardrobes and built in cylinder cupboard.



Bedroom Two -

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



Bedroom Three - 8' 3" x 6' 4" (2.51m x 1.93m)

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

Bathroom -

With a three piece suite comprising low suite W.C. wash hand basin, panelled bath with electric shower over, fully tiled to bath, half tiled to remaining suite.



Outside -

To the front is open plan lawn garden and driveway parking.

Rear Garden -

With a sunny and private aspect, lawn garden, flowerbed borders, side area perfect for furniture and additional storage.



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