

Property Particulars

New Lane, Penwortham.



- **Fabulous Extended Semi Detached House *Over Three Floors**
- **Five Double Bedrooms**
- **Four Spacious Reception Rooms**
- **Arranged Over Three Floors**
- **Four Bathrooms**
- **Well Equipped Kitchen**
 - **Very Versatile Accommodation**

£295,000

A fabulous opportunity to purchase a very sizeable family home in the most sought after location of Penwortham. This extended semi detached house offers excellent versatile accommodation, being arranged over three floors providing amazing space for a growing family. There are five double bedrooms, four bathrooms, four generous reception rooms and a very useful utility room and well fitted kitchen. The property presents like a new build home with stylish fixtures and fittings, quality floor coverings and decor through out. To the front there is ample parking for several vehicles and to the rear has a central artificial lawn garden and patio areas. Close to local amenities, bus routes and within catchment for outstanding local schools. Viewing is essential to fully appreciate the size, setting and presentation of this amazing property.

Entrance Hall -

With a uPVC double glazed window to the front, stairs to first floor, doors off.

Front Lounge - 18' 4" x 11' 0" (5.58m x 3.35m)

A beautiful room with uPVC double glazed window to the front, wall mounted electric fire with mantel surround, ceiling light and radiator



Dining Room - 12' 10" x 8' 0" (3.91m x 2.44m)

A great space with ceiling light and radiator, door opening to kitchen and rear family lounge.

Kitchen - 13' 4" x 12' 7" (4.06m x 3.83m)

With a range of wall, drawer and base units with contrasting working surfaces, one and a half sink and drainer unit, integrated dishwasher, gas cooker, space for upright fridge freezer, uPVC double glazed window to the front, uPVC double glazed door to front veranda area and spot lights.

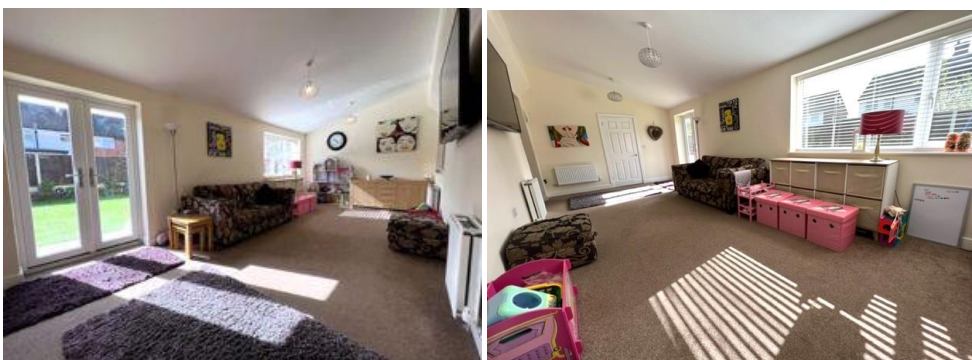


Snug Lounge - 10' 4" x 9' 10" (3.15m x 2.99m)

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

Family Lounge - 23' 0" x 10' 7" (7.01m x 3.22m)

A great space with uPVC double glazed windows and French doors overlooking and accessing the rear, radiator, T.V. points, ceiling lights and door to utility room.



Utility room - 7' 9" x 7' 6" (2.36m x 2.28m)

A fabulous size with working surfaces and plumbed for white goods, also utilised as a home office, with ceiling light and door to downstairs cloaks W.C.

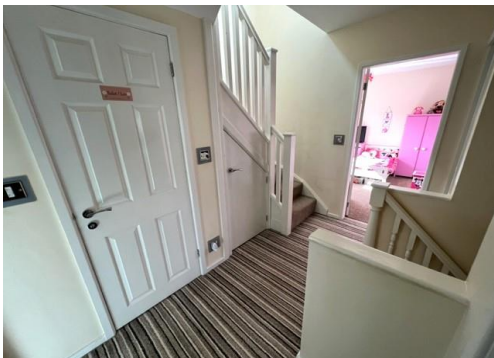


Cloaks WC -

With a two piece suite comprising low suite W.C. and wash hand basin, ceiling light and extractor fan.

First Floor Landing -

With staircase to second floor, ceiling lights, store cupboard and doors off.



Bedroom One - 12' 10" x 10' 0" (3.91m x 3.05m)

A lovely double bedroom as they all are in in this wonderful home, with fitted wardrobes to one wall, ceiling light, uPVC double glazed window to the front, radiator and ceiling light.



Bedroom Two - 11' 9" x 9' 10" (3.58m x 2.99m)

Another double with uPVC double glazed window to the front, built in wardrobes, ceiling light and radiator.

Bedroom Three - 12' 0" x 7' 10" (3.65m x 2.39m)

With uPVC double glazed window to radiator and ceiling light.



Family Bathroom -

With a three piece suite comprising pedestal wash hand basin, RAK low suite W.C. P shaped bath with profile screening, mains shower over with two shower heads, one fixed and one adjustable and uPVC double glazed window to the rear.



Cloaks Washroom -

With two piece suite comprising wash hand basin and low suite W.C. and opaque uPVC double glazed window to the rear.

Second Floor -

Bedroom Four - 13' 5" x 10' 5" (4.09m x 3.17m)

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



Bedroom Five - 13' 1" x 8' 0" (3.98m x 2.44m)

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

Shower Room -

With a three piece suite comprising quadrant shower with water resistant panel elevations and electric shower, wash hand basin, low suite W.C. extractor fan and heated towel rail.



Outside -

Frontage -

Paved driveway parking for several vehicles.

Rear Garden -

Fully enclosed with astro turf central lawn and paved patio areas.



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