

Property Particulars

Stanley Grove, Penwortham.



- **Stunning Semi Detached House**
- **Quality Fixtures, Fittings & Finish**
- **Spacious & Cozy Front Lounge**
- **Open Plan Stylish & Well Equipped Kitchen & Dining Area**
- **Contemporary Feel Throughout**
- **Three Good Bedrooms**
- **Fabulous Size Family Lounge**
- **Gas Central Heating**

£265,000

A fabulous traditional extended semi detached show-home standard family home, situated in the most sought after and desirable location of Higher Penwortham. This immaculate property has quality fixtures a fittings throughout, stylish engineered wooden flooring to most rooms, a contemporary well equipped kitchen and a very impressive open plan family room with large sliding uPVC double glazed doors both accessing and overlooking the sunny and private rear garden. There are three good size bedrooms and a modern three piece bathroom. The front lounge is both cozy and spacious and has a lovely traditional feel. There is driveway parking and secure gated side area. The property has gas central heating and has uPVC double glazing. Close to outstanding local schools, great local amenities and within close proximity to Penwortham's vibrant high street, this 'turn-key' ready home has it all. Viewing is essential and the property is offered with No Chain Delay.

Entrance Hall -

With uPVC double glazed door to front elevation, engineered wooden flooring, meter cupboard, radiator, ceiling light point, stairs to first floor and door to lounge.

Lounge - 15' 2" x 14' 4" (4.62m x 4.37m)

With open feature fire place set in a cast iron surround with decorative tiled inset and hearth, ceiling light, radiator, bay window to the front, T.V. point engineered wooden flooring.



Kitchen - 9' 1" x 7' 10" (2.77m x 2.39m)

With a range of contemporary lovely matt finish wall, drawer and base units with contrasting working surfaces, induction hob, double electric oven, integrated fridge and freezer, integrated washing machine and dishwasher, spotlights, opens to dining area.



Dining area - 8' 0" x 7' 10" (2.44m x 2.39m)

With engineered wooden flooring, spot lights and opens to family lounge.

Family Lounge Room - 15' 3" x 10' 8" (4.64m x 3.25m)

A great addition to this property with lots of natural light, uPVC double glazed patio doors and side panels to the rear garden, uPVC door to the side and engineered wooden flooring.



First Floor Landing -

Spindled balustrade gallery landing, opaque uPVC double glazed window to side, ceiling light point, doors off.

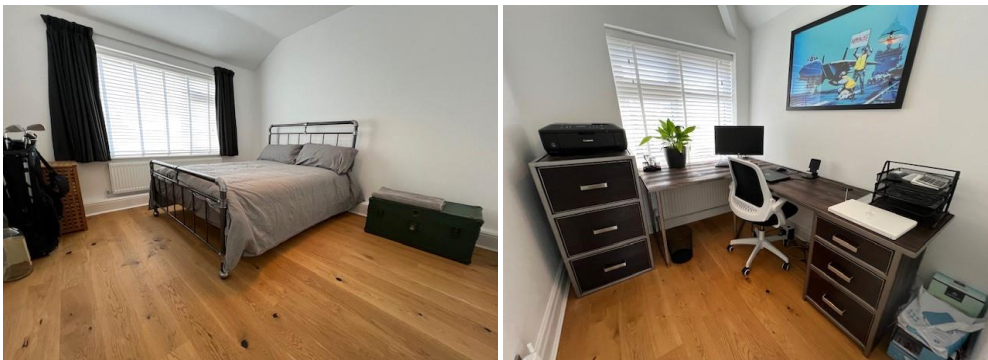
Bedroom One - 12' 2" x 9' 3" plus recess (3.71m x 2.82m)

With uPVC double glazed bay window to the front, engineered wooden flooring, fitted wardrobe, radiator and ceiling light.



Bedroom Two - 10' 10" x 10' 6" (3.30m x 3.20m)

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



Bedroom Three - 7' 5" x 6' 5" (2.26m x 1.95m)

With uPVC double glazed window to the front, ceiling light and engineered wooden flooring.

Bathroom -

With a three piece suite comprising panelled bath with main shower over and glazed screening, wash hand basin set on a vanity unit and low suite W.C. fully tiled elevations, heated towel rail, tiled flooring, extractor fan and opaque uPVC double glazed window to the rear.



Outside -

To the front the garden is hard landscaped providing plenty of off road parking and being partly enclosed by mature hedges.

Rear Garden -

There are paved patio areas and a raised deck area, the remainder of the garden being mainly laid to lawn with mature hedges and fence enclosure, rear access gate.



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