

## Property Particulars

### Marl Avenue, Penwortham.



- **Attractive Semi Detached True Bungalow**
- **Most Unique Features**
- **Spacious Lounge**
- **Three Piece Bathroom**
- **Most Sought After Location**
- **Two Double Bedrooms**
- **Dining Room Adjacent To Kitchen**
- **Spacious & Bright Entrance Hall**

**£275,000**

A great opportunity to purchase a fabulous semi detached true bungalow set in the popular and desirable location of Higher Penwortham. This exceptional property has it all, offering all on one level living with two double bedrooms. a spacious and bright lounge room, great size dining area and adjacent kitchen, as well as a generous and welcoming entrance hall.

There is a three piece bathroom suite, gas central heating and uPVC double glazing. The added bonus is that the loft has been converted already in to two room, although still accessed via a retracting ladder, offers an easy conversion option, if required. Outside is a stunning sunny rear garden very well designed and maintained, with personal side doors to a large tandem double garage. To the front is an artificial lawn garden and paved driveway parking for several vehicles. Excellent location for access to the main road and the bus routes on offer, local amenities, services and within close proximity to Penwortham's vibrant high street. Viewing is essential to fully appreciate all the unique features this lovely home has to offer. We are offering this property with No Chain Delay.

**Entrance Hall -**

With uPVC double glazed door and side panel to front, radiator, loft access and doors off.



**Loft Rooms -**

Being accessed via a retracting ladder to a loft conversion with two separate rooms.

**Loft Room One - 13' 2" x 12' 4" (4.01m x 3.76m)**

With a selection of fitted cupboard areas and access to eaves, uPVC double glazed window to the side elevation.



**Loft Room Two -**

With fitted wardrobes and central vanity area.

**Lounge - 14' 3" x 12' 5" (4.34m x 3.78m)**

A lovely bright room with uPVC double glazed window to the front elevation, mantel surround, radiator, wall lights as well as pelmet down lights.



**Dining Room - 11' 10" x 10' 8" (3.60m x 3.25m)**

With uPVC double glazed window to the rear, gas fire, ceiling light, internal glazed panel, open to the kitchen

**Kitchen - 8' 0" x 7' 10" (2.44m x 2.39m)**

With a range of wall, drawer and base units with contrasting working surfaces, part tiled splashback areas, gas cooker, single sink and drainer, plumbed for washer, integrated fridge, uPVC double glazed window and door to rear.



**Bedroom One - 13' 3" x 10' 1" (4.04m x 3.07m)**

With uPVC double glazed window to the rear, a great range of fitted bedroom furniture including his and hers fitted wardrobes, top boxes, central bedhead area with bed sides and drawer, radiator and ceiling light.



**Bedroom Two - 12' 1" x 10' 9" (3.68m x 3.27m)**

Another generous double bedroom with fitted wardrobes to one wall, uPVC double glazed window to the front and radiator.

**Bathroom -**

With a three piece suite comprising panelled bath with shower over and glazed screening, pedestal wash hand basin and low suite W.C. fully tiled elevations and tiled flooring, radiator and opaque uPVC double glazed window to the rear.





**Outside -**

To the front is an artificial lawn and paved driveway parking on approach to a detached tandem double garage.

**Garage -**

A large tandem detached double garage with personal side door and a front up and over door.

**Rear Garden -**

With paved pathway, central lawn garden, rear sun terrace, flowerbed borders and of a sunny and private aspect.



**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**