

Property Particulars

Berry Field, Penwortham.



- **Detached House In Penwortham In need of Modernisation**
- **Ideal To Extend (Subject to relevant planning)**
- **Lounge & Separate Dining Room**
- **Great Corner Plot**
- **Three Bedrooms**
- **Fitted Kitchen**
- **uPVC Double Glazing**
- **Gas Central Heating**

Offers in Excess of £250,000

A great opportunity to purchase a detached family home in the most sought after location of Penwortham, and being keenly priced to account for the need for modernisation. Set within a generous corner plot with lots of driveway parking, an attached link garage and three bedrooms. The property has gas central heating and uPVC double glazing, a spacious lounge, dining room adjacent to the kitchen and a conservatory. The gardens are sunny, and very well established. The property sits on the approach to a quiet cul de sac and offers easy main road access, local bus routes and outstanding local schools, great services and amenities. This property offers excellent further potential and is offered with No Chain Delay.

Entrance Hall -

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

Lounge - 17' 6" x 11' 6" (5.33m x 3.50m)

with uPVC double glazed windows to the side and front, two radiators, ceiling and wall lights, electric fire.



Inner Hall -

With stairs to first floor.

Dining Room - 8' 10" x 7' 7" (2.69m x 2.31m)

With patio doors opening to the conservatory, tiled flooring, ceiling light and radiator.



Kitchen - 9' 6" x 8' 3" (2.89m x 2.51m)

With a range of wall, drawer and base units with contrasting working surfaces, gas cooker point, ceiling light, sink unit, plumbed for washer,

Conservatory -

Wooden double glazed with double doors accessing the rear garden, tiled flooring, wall lights and access to cloaks W.C.



Cloakroom W.C. -

With a two piece suite comprising low suite W.C. and wash hand basin.

First Floor Landing -

With uPVC double glazed window, ceiling light and doors off.

Bedroom One - 11' 7" x 11' 7" (3.53m x 3.53m)

With uPVC double glazed window to the side, fitted wardrobes, top boxes and bedside, radiator and ceiling light.



Bedroom Two - 8' 6" x 8' 8" (2.59m x 2.64m)

With uPVC double glazed window to the side, built in linen cupboard housing central heating boiler. radiator and ceiling light.



Bedroom Three - 9' 0" x 7' 6" (2.74m x 2.28m)

With uPVC double glazed window, ceiling light, radiator and loft access with retracting ladder.



Bathroom -

With a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin and low suite W.C. opaque uPVC double glazed window.

Outside -

A great size corner plot with garden and driveway to the front with access to the attached link garage.



Side and Rear Gardens -

With the fabulous benefit of additional lawn garden perfect for fencing in further garden area.



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