

Property Particulars

Poplar Drive, Penwortham.



- **Semi Detached House in Cul de Sac Setting**
 - **Needing Full Modernisation**
- **Wood Framed Double Glazed**
- **Excellent Corner Plot**
- **Partial Central Heating**
 - **Private Aspects**
 - **Great Frontage**
- **Lots of Driveway Parking**

Offers in Excess of £200,000

A property needing full modernisation set in the heart of Higher Penwortham. A great opportunity to purchase a well priced home and make it your own. Being set at the head of a cul de sac and benefiting from a generous corner garden being school fields to one side and Hurst Grange Park to the other. There are three bedrooms, two reception rooms, kitchen, bathroom and separate WC. Partially central heated and wooden frame double glazing. Close to outstanding local schools, amenities and in close proximity to Penwortham's vibrant high street. Viewing is essential and strictly by appointment with Marie Holmes Estates. Offered with No Chain Delay

Entrance Porch -

Accessed via an entrance porch with door to front and door to full Entrance Hall

Entrance Hall -

With stairs to first floor, ceiling light and doors off.

Lounge - 13' 10" x 12' 1" (4.21m x 3.68m)

With a double glazed bay window to the front, ceiling lights, open fire, bi folding glass door panel to back lounge.



Back Lounge - 15' 10" x 11' 6" (4.82m x 3.50m)

With a double glazed window to the rear, ceiling light and door to kitchen.

Kitchen - 8' 3" x 7' 5" (2.51m x 2.26m)

An old fashioned kitchen with stainless steel sink unit, built in cupboards, working surfaces and cooker, door to lean to and door to pantry, double glazed window to the rear.



Pantry - 11' 1" x 2' 8" (3.38m x 0.81m)

Walk in pantry with shelving.

First Floor Landing -

With window to side and doors off.

Bedroom One - 13' 7" x 10' 10" (4.14m x 3.30m)

With double glazed bay window to the front and ceiling light.

Bedroom Two - 12' 1" x 11' 0" (3.68m x 3.35m)

With double glazed window to the rear overlooking the school playing field and Hurst Grange Park beyond.

Bedroom Three - 8' 4" x 6' 6" (2.54m x 1.98m)

With double glazed window to the front and ceiling light.

Bathroom -

With a two piece suite comprising pedestal wash hand basin and panelled bath with shower over and opaque double glazed window to the rear.

Separate W.C. -

With low suite W.C.

Outside -

Great long driveway with gate posts, side and front garden area.



Rear Garden -

Garden backing onto playing fields and Hurst Grange Park.



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