

## Property Particulars

### **Greaves Meadow, Penwortham.**



- **Spacious Semi Detached Dormer Bungalow**
- **Generous Accommodation**
- **Great Size Dining Kitchen**
- **Extremely Versatile Living**
- **Four Bedrooms**
- **Spacious Lounge**
- **First Floor Bath - Ground Floor Shower**
- **Gas Central Heating**

**£235,000**

A great size family home set within a quiet cul de sac. This semi detached dormer bungalow sits on a larger than average plot, which offers extra side space to an already generous driveway, The well stocked gardens then extend to the front, side borders and rear garden. There are four bedrooms, great size lounge and very spacious dining kitchen. There is a first floor bathroom and a ground floor shower room, making this property extremely versatile. The property has gas central heating and uPVC double glazing and a detached garage. Close to outstanding local schools, easy access to local services and amenities as well as bus routes. Viewing is essential to fully appreciate the size setting and further potential this lovely home has to offer. Offered with No Chain Delay and offers excellent further potential.

**Entrance Hall -**

With uPVC double glazed door to the side, stairs to first floor, ceiling light and doors off.

**Lounge - 16' 0" x 10' 5" (4.87m x 3.17m)**

A great size lounge with an electric fire although there is a gas point available if required, radiator and ceiling light.



**Kitchen/Diner - 15' 7" x 10' 5" (4.75m x 3.17m)**

A generous dining kitchen with a range of wall, drawer and base units with contrasting working surfaces, oven and hob, plumbed for washer and space for white goods.

**Ground Floor Bedroom Four - 9' 4" x 7' 0" (2.84m x 2.13m)**

A very versatile room with French uPVC double glazed doors to rear, radiator, ceiling light and door to en-suite.



**En-suite -**

With a recently installed shower room with mains shower and glazed screening, low suite W.C. and wash hand basin on a vanity unit, extractor fan and heated towel rail.



**Ground Floor Bedroom Three - 9' 4" x 8' 5" (2.84m x 2.56m)**

With uPVC double glazed window to the front, ceiling light, radiator and wall mounted central heating boiler.

### **First Floor Landing -**

With doors off, turning back staircase on approach with uPVC double glazed window to the side elevation.

### **First Floor Bedroom One - 12' 5" x 10' 5" (3.78m x 3.17m)**

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



### **First Floor Bedroom Two - 12' 0" x 10' 5" (3.65m x 3.17m)**

With uPVC double glazed window to the rear, ceiling light, radiator and lots of eaves storage.

### **Bathroom -**

With a two piece suite comprising pedestal wash hand basin and panelled bath with shower over, fully tiled, radiator and opaque uPVC double glazed window.

### **Seperate W.C. -**

With low suite W.C.

### **Outside -**

Great size wide and long driveway parking on approach to a detached garage.



### **Front and Rear Gardens -**

Well stocked front garden and easily maintained rear garden.

### **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**