

## Property Particulars

### **Marshalls Brow, Penwortham.**



- **End Terraced Cottage in Sought After Location**
  - **Undergone Many Improvements**
  - **Replaced Combi Boiler 2018**
- **Excellent Local Community**
  - **New Roof**
- **New Composite Front Door**
- **Newly Installed Stylish Shower Room**

**£129,950**

A lovely end cottage set in the most popular location of Marshalls Brow in Middleforth. The property has undergone lots of improvements including a new roof, quality composite front door and uPVC double glazed rear door, replaced kitchen and stylish shower room, as well as central heating served by a combination boiler being replaced in 2018. There is a spacious yet cozy lounge with a cast iron wood burning stove, second reception room directly adjacent and open plan to the fitted breakfast kitchen. There are two bedrooms and a shower room to the first floor. To the rear is an enclosed rear courtyard and useful timber shed and on street parking. Being within an exceptional local community with great amenities, services, bus routes, main road connectivity and outstanding local schools. Viewing is essential and this fabulous home is offered with No Chain Delay.

### Entrance Vestibule -

With stunning composite door to front and door to lounge.

### Lounge - 14' 0" x 12' 1" (4.26m x 3.68m)

A lovely lounge with uPVC double glazed window to the front, wood burning cast iron stove set in a recessed chimney hearth, laminate flooring, ceiling light and radiator



### Dining Room - 11' 8" x 9' 9" (3.55m x 2.97m)

A cozy sitting area being adjacent and open to newly fitted kitchen, radiator, ceiling light, stairs to first floor and breakfast bar peninsula.



### Kitchen - 12' 8" x 7' 0" (3.86m x 2.13m)

With a range of wall, drawer and base units with contrasting working surfaces, sink and drainer, electric oven and hob, uPVC double glazed window to the rear and newly replaced uPVC double glazed door accessing the rear, plumbed for washer, space for fridge freezer and tiled flooring.



### First Floor Landing -

With ceiling light and doors off.

**Bedroom One - 14' 0" x 13' 10" (4.26m x 4.21m)**

Great size double bedroom with uPVC double glazed window to the front, laminate flooring, radiator and ceiling light.



**Bedroom Two - 9' 6" x 8' 1" (2.89m x 2.46m)**

with uPVC double glazed window to the rear, radiator and ceiling light.



**Shower Room -**

A recently replaced three piece shower room with a double size shower compartment with glazed screening, low suite W.C. and wash hand basin set on a vanity unit, radiator and uPVC double glazed opaque window to the rear.



**Outside -**

Enclosed rear courtyard with gated access and timber shed, on street parking.

**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**