

Property Particulars

Penwortham Hall Gardens, Penwortham.



- **First Floor Apartment**
- **Sought After Location**
 - **Spacious Lounge**
 - **Three Piece Bathroom**
- **Over 55's**
- **Two Bedrooms**
 - **Kitchen**
- **Gas Central Heating**

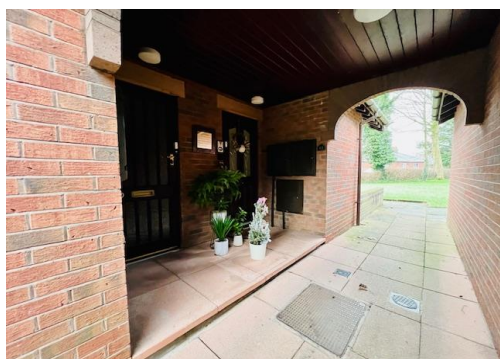
£80,000

A first floor apartment on the very popular Penwortham Hall Gardens over 55's development. This lovely home has two bedrooms and spacious lounge, breakfast kitchen and a three piece bathroom suite. There is uPVC double glazing and gas central heating.

Being set towards the furthest part, heading towards the well kept communal gardens. Overlooks the Grade 2 listed main building and the beautiful communal gardens. There is a car parking bay. Being set in a very tranquil environment and yet within easy access to the local amenities, doctors and pharmacy as well as a handy bus route. Viewing is essential and we can offer this home with No Chain Delay.

Entrance -

Ground floor entrance area with staircase to first floor.



Hallway -

The hallway area is spacious and has two sizable built in storage cupboards, ceiling light and doors off.

Kitchen - 8' 6" x 7' 8" (2.59m x 2.34m)

With a range of wall, drawer and base units with contrasting working surfaces, sink unit and drainer, wall mounted boiler, oven and hob.



Lounge - 13' 9" x 13' 6" (4.19m x 4.11m)

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

Bedroom One - 14' 8" x 10' 7" (4.47m x 3.22m)

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



Bedroom Two - 8' 4" x 9' 0" (2.54m x 2.74m)

With uPVC double glazed window, radiator and ceiling light.

Bathroom Room -

With a three piece suite comprising panelled bath with shower over, and part tiled elevation, low suite W.C. and pedestal wash hand basin.



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