

## Property Particulars

### **Acorn Close, Penwortham.**



- **Semi Detached Town House**
- **Most Sought After Location**
  - **Four Bedrooms**
  - **Spacious Lounge**
- **Beautifully Presented**
- **Extremely Versatile**
- **Great Size Ground Floor Dining Kitchen**
- **Main Bathroom, En Suite & Downstairs Cloaks WC**

### **Offers in the Region Of £225,000**

A gorgeous well designed town house being cleverly arranged over three floors, an extremely versatile home with a very spacious family dining kitchen, four bedrooms, lovely lounge room, three bathrooms, gas central heating and uPVC double glazing. There is a garden to the front and a private and sunny enclosed rear garden. There is allocated parking bays for two cars. The property's tenure is freehold. Close to outstanding local schools, Booths supermarket, main road connections and bus routes. Viewing is essential to fully appreciate the size, setting, presentation and real value for money this lovely home has to offer.

### **Entrance Hall -**

With uPVC double glazed door to the front, laminate flooring, large under stairs cupboard, radiator, ceiling lights, stairs to first floor and doors off



### **Dining Kitchen - 14' 6" x 12' 4" (4.42m x 3.76m)**

With a range of wall, drawer and base units with contrasting working surfaces, sink unit and drainer, plumbed for washer, gas hob and electric oven, space for upright fridge freezer, laminate flooring, uPVC double glazed patio doors overlooking and accessing the private rear garden.



### **Bedroom Four/ Study - 10' 0" x 7' 6" (3.05m x 2.28m)**

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



### **Downstairs Cloaks W.C. -**

With a two piece suite comprising low suite W.C. and pedestal wash hand basin, tiled splashback and extractor fan.

### **First Floor Landing -**

With a spindles gallery landing, stairs to second floor, ceiling light and doors off.

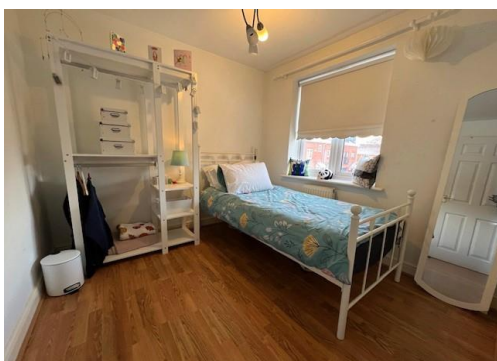
### **Lounge -**

A gorgeous room with uPVC double glazed French doors to a Juliet balcony, laminate flooring, T.V. point, radiators, ceiling light and mantel piece.



### **Bedroom Three -**

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



### **Bathroom -**

With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled bath and part tiled elevations.



### **Second Floor -**

#### **Bedroom Two - 12' 5" x 11' 3" (3.78m x 3.43m)**

A great size double with uPVC double glazed window to the front, fitted wardrobes to one wall, ceiling light and radiator



### **Bedroom One - 14' 7" x 10' 4" (4.44m x 3.15m)**

A lovely master bedroom with uPVC double glazed window to the rear, ceiling light and radiator, door to ensuite.



### **En-suite -**

With a three piece suite comprising low suite W.C. wash hand basin and glazed shower enclosure.

### **Outside -**

To the front are lawn gardens. There are two allocated parking bays.

### **Rear Garden -**

An enclosed sunny and private 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**