

## Property Particulars

### **Howick Park Avenue, Penwortham.**



- **Exceptional Detached Large Family Home**
- **Extremely Versatile and Adaptive Accommodation**
  - **Eight Bedrooms**
- **Seven Reception Rooms**
- **Accommodation Extending to \*round 5500 Sq Ft**
- **Great Further Potential**
  - **Eight Bathrooms**
- **Dining Kitchen & Utility Kitchenette**

### **Offers in the Region Of £1,200,000**

A unique opportunity to purchase a grand size family home in the heart of the most popular and desirable location of Higher Penwortham. This amazing property offers great square footage and is an extremely versatile building, with many options available. There are eight bedrooms, eight bathrooms and seven reception rooms. The layout easily lends itself to create separate annexe accommodation as well as the property being able to be split to provide two equally large family homes. There is gas central heating served by two boilers, fire alarm system and majority uPVC double glazing. Being set off a private driveway sweeping to the rear aspect where there is parking for several vehicles. There are two formal entrances, two staircases, which would be ideal for any further redevelopment. Close to excellent local amenities, services, and bus routes, and within catchment for Penwortham's outstanding schools. Viewing is essential and strictly by appointment with Marie Holmes Estates.

**Formal Reception Hall (1) - 16' 4" x 14' 0" (4.97m x 4.26m)**

With parquet flooring, double glazing wooden frame door and side panels to side, two ceiling lights, concealed radiator, paneling and doors off.



**Home Office (2) - 18' 6" x 11' 8" (5.63m x 3.55m)**

With beautiful corner uPVC double glazed window, French door to rear, concealed radiator, parquet flooring, two ceiling lights, panel effect elevations and door to wet room.

**Wet Room (1) -**

With a three piece suite comprising concealed cistern W.C. wash hand basin set on a vanity unit, wet area having two shower heads, one fixed rainwater effect and a second adjustable, heated towel rail, fully tiled elevations, extractor fan and opaque uPVC double glazed window.



**Lounge 'L' Shape (3) - 25' 6" x 25' 4" (7.77m x 7.72m)**

With parquet flooring, stairs to first floor, large wooden double glazed window, minstrel gallery landing, additional window to side, vaulted ceiling, double doors to games room.



**Orangery (4) - 22' 1" x 15' 9" (6.73m x 4.80m)**

With exposed wooden panel vaulted ceiling, uPVC double glazed windows, fan light window and double doors, open plan to lounge and double doors to kitchen.

**Games Room (5) - 23' 2" x 11' 4" (7.06m x 3.45m)**

Access from here to second Entrance Hall, three uPVC double glazed picture windows, double glazed patio door, radiator, T.V. point, spot lights and Home Bar



**Bar (6) - 14' 0" x 8' 4" (4.26m x 2.54m)**

With uPVC double glazed window, radiator, wall and ceiling ceilings.

**Dining Kitchen - 28' 7" x 13' 9" (8.71m x 4.19m)**

With a range of wall, drawer and base units with "Butchers Block" style working surfaces, central island with stainless steel sink unit, six burner gas hob, extractor hood, gas double oven, integrated dishwasher and second stainless steel sink, uPVC double glazed windows, tiled flooring, radiator and spot lights.



**Second Formal Entrance (Rear) -**

With store cupboard, uPVC double glazed door and side panel, stairs to first floor, fitted cupboards.

**Utility / Kitchenette - 14' 0" x 6' 3" (4.26m x 1.90m)**

Plumbed for washer, wall mounted water heater, electric cooker, extractor hood, uPVC double glazed window and door

**Sitting Room (7) - 13' 9" x 14' 0" (4.19m x 4.26m)**

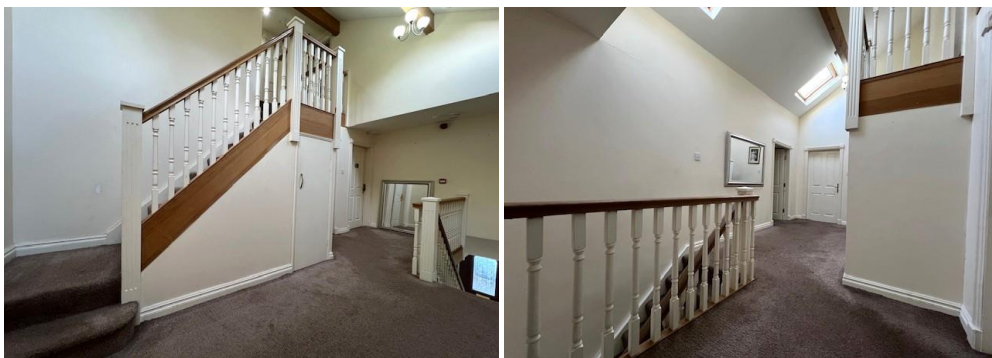
With two uPVC double glazed windows, radiator and ceiling light.





### **First Floor Landing (one) -**

With vaulted ceiling, Velux roof windows, staircase to second floor and doors off.



### **Bedroom 1 - 13' 9" x 14' 0" (4.19m x 4.26m) walk in 6"0 x 5"0**

With uPVC double glazed window, radiator, ceiling light and door to ensuite.



### **En Suite 1 (2) -**

With a three piece suite comprising concealed cistern W.C. wash hand basin, large quadrant shower being fully tiled with mains shower, heated towel rail, extractor and opaque uPVC double glazed window.

### **Bedroom 2 - 14' 0" x 9' 8" (4.26m x 2.94m) walk in 5"1 x 5"9**

With uPVC double window, radiator, ceiling light and door to ensuite.



### **En Suite 2 (3)**

With a three piece suite comprising concealed cistern W.C. wash hand basin, large quadrant shower being fully tiled with mains shower, heated towel rail, extractor and opaque uPVC double glazed window.

**Bedroom 3 - 15' 7" x 11' 3" (4.75m x 3.43m) walk in 7"2 x 3"5**

With double glazed window, fitted wardrobes, desk and vanity, radiator and door to ensuite.



**En suite 3 (4) -**

With a three piece suite comprising concealed cistern W.C. wash hand basin, large quadrant shower being fully tiled with mains shower, heated towel rail, extractor and opaque uPVC double glazed window.

**Second Floor -**

With doors off.

**Bedroom 4 - 14' 0" x 13' 2" (4.26m x 4.01m)**

With uPVC double glazed picture window, Velux to roof and radiator.



**Bedroom 5 Adjoining Room/Office - 11' 1" x 9' 4" (3.38m x 2.84m)**

With vaulted ceiling, Velux window, radiator and door to bedroom.

**Bedroom 5 - 14' 0" x 6' 9" (4.26m x 2.06m)**

With Velux to roof.

**Cloaks WC (5) -**

With two piece suite comprising wash hand basin and low suite W.C. heated towel rail and extractor fan.

**Inner Landing -**

With storage cupboards, radiator, door to bathroom and door to further landing and second staircase

**Bedroom 6 (The Master) - 23' 4" x 14' 0" (7.11m x 4.26m)**

With two uPVC double glazed windows, dressing area on approach with walk in wardrobe, two Velux windows, radiator, spot and wall lights, door to ensuite.



**En Suite Master (6) -**

With a four piece suite comprising fitted shower with glazed compartment, panelled bath, wash hand basin set on a vanity unit and low suite W.C. lovely arched uPVC double glazed window.

**Further Landing Area -**

With second staircase from "I" shaped lounge, gallery landing, ceiling light, radiator, uPVC double glazed picture window and door to external balcony, doors off.

**Family Bathroom (7) -**

With a three piece suite comprising Spa bath with shower over, wash hand basin, concealed cistern low suite W.C. and opaque uPVC double glazed window.



**Bedroom 7 - 10' 4" x 8' 9" (3.15m x 2.66m)**

With uPVC double glazed window, fitted wardrobes, radiator and door to Jack and Jill ensuite.



**Jack & Jill En Suite (8) -**

With a three piece suite comprising concealed cistern W.C. wash hand basin, large quadrant shower being fully tiled with mains shower, heated towel rail, extractor and opaque uPVC double glazed window.



**Bedroom 8 - 12' 1" x 10' 9" (3.68m x 3.27m)**

With uPVC double glazed window, ceiling light and radiator.



**Outside -**

The grounds extend all around the property and there is pathway approach to the first formal entrance and lots of driveway parking on approach to the second formal entrance. There are sections of the gardens that offer a woodland garden feel and others with lawn garden, patio areas and sun terraces.



**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**