

## Property Particulars

### **Whitefield Road, Penwortham.**



- **Stunning Semi Detached Family Home**
- **Three Bedrooms**
- **Well Equipped**
- **Modern Bathroom**
- **Beautifully & Stylishly Presented**
- **Open Plan Lounge & Dining**
- **Well Designed Features Throughout**
- **Garden To The Rear**

**£279,950**

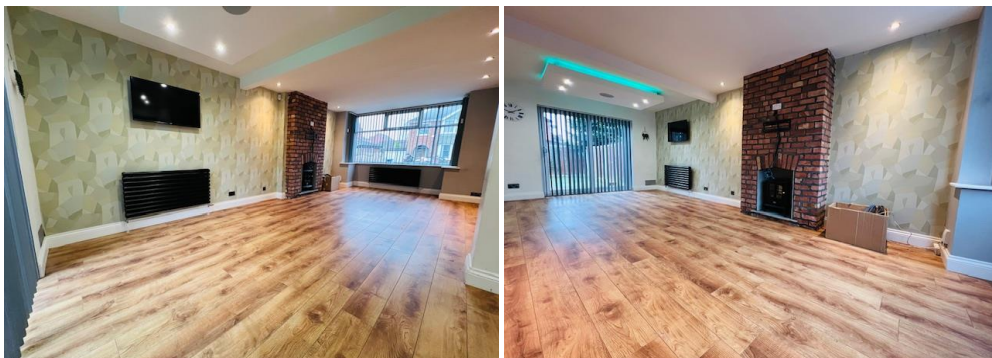
A stunning contemporary family home set in the most popular location of Higher Penwortham. A great layout with a truly open plan feel. There is a spacious lounge and dining room and open plan to a well equipped kitchen. The accommodation has been extremely well designed to provide quality fixtures, fittings, led lighting, surround sound system and a stylish glass and stainless steel staircase. There are three bedrooms and a modern three piece bathroom suite. The property has a great size attached garage approached by ample driveway parking, which also has a personal door to the rear, accessing the rear garden. There is gas central heating and uPVC double glazing. Catchment for outstanding local schools, great local amenities and close proximity to Penwortham's vibrant high street. Viewing is essential to fully appreciate the size, presentation and unique feel of this lovely home. Offered with No Chain Delay.

### **Entrance Hall -**

With a lovely composite door and side panels to the front, laminate flooring, mirror fronted radiator, glass and stainless steel staircase to first floor, under stairs storage and doors off.

### **Lounge - 14' 6" x 10' 8" (4.42m x 3.25m)**

With a feature chimney breast with electric fire, wiring installed for T.V. and speaker system, uPVC double glazed bay window to the front, spot lights and radiator, open plan to dining.



### **Dining area - 10' 0" x 8' 2" (3.05m x 2.49m)**

With uPVC double glazed patio doors to the rear, laminate flooring, T.V. point, radiator and spot lights, opens to kitchen

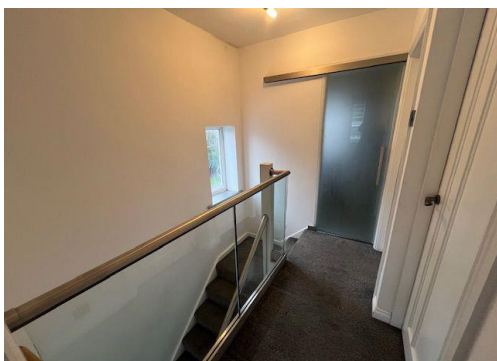


### **Kitchen - 13' 2" x 6' 7" (4.01m x 2.01m)**

A very stylish kitchen with a range of wall, drawer and base units with contrasting working surfaces, electric hob and oven with extractor fan, integrated fridge freezer and dishwasher, one and a half sink unit and drainer, laminate flooring, spot lights, radiator, storage cupboard and door accessing rear.

### **First Floor Landing -**

With a glass and stainless steel balustrade, loft access point, uPVC double glazed window to the side and doors off.



**Bedroom One - 14' 5" x 10' 5" (4.39m x 3.17m)**

A great sized master bedroom with uPVC double glazed window to the front, built in wardrobes, radiator and ceiling light.



**Bedroom Two - 10' 7" x 8' 8" (3.22m x 2.64m)**

With uPVC double glazed window to the rear, a well fitted range of wardrobes with hanging rails, drawer and shelf areas, radiator and ceiling light.



**Bedroom Three - 7' 1" x 8' 8" (2.16m x 2.64m)**

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

**Bathroom -**

Being accessed by a stylish glass sliding door to a three piece suite comprising low suite W.C. "P" shaped square bath with mains shower over and profile shower screening and pedestal wash hand basin, opaque uPVC double glazed window, fully tiled, heated towel rail and extractor fan.



**Outside -**

To the front is a block paved driveway providing parking for several vehicles on approach to an attached garage.



**Garage -**

With up and over door and personal door to the rear and hosing the central heating boiler.

**Rear Garden -**

With a paved patio and artificial lawn being fully enclosed.



**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**