

## Property Particulars

### **Riverside Road, Penwortham.**



- **Most Unique Traditional End Terraced House**
  - **Garden Fronted**
  - **Two Double Bedrooms**
- **Extended Well Equipped Kitchen**
- **Filled With Character**
- **Fabulous Side and Rear Plot**
  - **Two Reception Rooms**
  - **Stunning Contemporary Bathroom**

**£225,000**

An extremely rare and individual breathtaking character property set in the popular and desirable location of Penwortham, overlooking the River and has two double bedrooms, two very spacious reception rooms and an extended well equipped shaker style kitchen and a useful study area. The family bathroom is gorgeous with a four piece suite and the master bedroom boasts a Juliet balcony taking full advantage of the beautiful river vista. The house itself is filled with lots of original features and has been lovingly cared for to keep and enhance the wonderful character offered throughout. There is a side driveway and a most impressive side plot incorporating an old railway banking, mature trees and a wonderful south facing aspect. Within an excellent local community with local services, amenities, bus routes and outstanding schools. Viewing is essential to fully appreciate the size, character, plot size and location of this lovely home.

### Entrance Vestibule -

With a fabulous solid wood front door and opens into the vestibule with Minton floor tiles and a stylish half glazed frame window to a wooden door opening into the Entrance Hall.



### Entrance Hall -

With all the original coving and cornice to ceiling, lovely wooden paneling to half elevations, radiator and doors off.

### Front Lounge - 12' 7" x 12' 0" (3.83m x 3.65m)

With a sash style uPVC double glazed bay window to the front elevation, cast iron wood burner with mantel surround, radiator and ceiling light.



### Back Lounge - 16' 0" x 11' 10" (4.87m x 3.60m)

Another fabulous reception room with French doors onto the rear courtyard, wooden flooring, ceiling light and radiator, open to kitchen.

### Kitchen - 17' 7" x 8' 0" (5.36m x 2.44m)

A fabulous Shaker style kitchen with wooden "Butchers Block" style working surfaces, electric oven and hob with extractor above, space for white goods, ceiling light and to the far end a useful Study area with continued use of Butchers Block wooden desk area.



### **First Floor Landing -**

With a split level staircase, ceiling light and doors off.



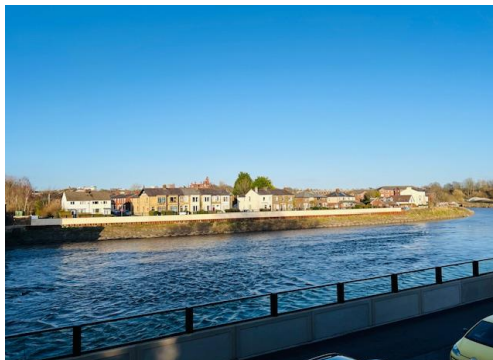
### **Family Bathroom - 7' 8" x 7' 0" (2.34m x 2.13m)**

A gorgeous four piece suite comprising free standing bath, glazed shower compartment, wash hand basin and low suite W.C. uPVC glazed window to the rear and heated towel rail.



### **Bedroom One - 16' 0" x 12' 0" (4.87m x 3.65m)**

A breath taking view is the first thing you will see from the uPVC double glazed French doors to a wrought iron Juliet balcony, cast iron feature fire place, radiator and ceiling light.



### **Bedroom Two - 11' 10" x 9' 2" (3.60m x 2.79m)**

Another double with uPVC double glazed window to the rear, cast iron feature fire place, radiator and ceiling light.





### Outside -

To the front of the property is a decoratively paved front garden with brick built garden wall and gated access.

### Rear Access -

The great benefit of this amazing home is the sizeable plot being to the side and rear and the embankment rising to the side, a selection of trees sit on the embankment, alongside a tree house. The immediate rear has brick built clay ovens and lots of space to entertain.



### 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**