

Property Particulars

Copper Beeches, Penwortham.



- **Semi Detached House**
 - **Spacious Lounge**
- **Three Piece Bathroom Suite**
- **uPVC Double Glazing**
- **Two Double Bedrooms**
 - **Dining Kitchen**
- **Gas Central Heating**
- **Generous Private Rear Garden**

£159,950

A lovely semi detached house set on a quiet cul de sac in the ever popular location of Penwortham. The property boasts two bedrooms, spacious lounge and a dining kitchen, three piece bathroom. There is gas central heating and uPVC double glazing as well as the property being well set back within it's plot with lots of driveway parking for several vehicles. There is a private rear enclosed garden with patio and lawn areas. Being close to local amenities, great local schools, bus routes and main road networks. Viewing essential and offered with No Chain Delay.

Entrance Hall -

With a quality double glazed door to the front elevation.

Lounge - 13' 0" x 13' 4" (3.96m x 4.06m)

A generous size and bright lounge with uPVC double glazed window to the front elevation, ceiling light, radiator, stairs to the first floor and door to dining kitchen.



Dining Kitchen - 12' 10" x 9' 0" (3.91m x 2.74m)

A great space to cook and dine, the kitchen has a range of wall, drawer and base units, with working surfaces, Bosch gas hob with extractor above, Bosch electric oven, plumbed for washer and space for white goods, uPVC double glazed window to the rear elevation, ceilings light and uPVC double glazed French doors to the private rear garden.



First Floor Landing -

With ceiling light, window to the side elevation and doors off. Loft access point and benefits from being boarded.

Bedroom One - 14' 8" x 9' 7" (4.47m x 2.92m)

A lovely master bedroom with two uPVC double glazed windows to the front elevation, recess area, radiator and ceiling light.



Bedroom Two - 12' 0" x 7' 3" (3.65m x 2.21m)

Another double bedroom with a uPVC double glazed window to the rear elevation, ceiling light and radiator.

Family Bathroom -

With a three piece suite comprising panelled bath, pedestal wash hand basin and low suite W.C. part tiled elevations and opaque uPVC double glazed window.



Outside -

To the front of the property there is an extensive driveway providing parking for several vehicles, and to the rear an open plan lawn.



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 till 5.30pm Saturday 9.00am till 4.00pm