

Property Particulars

Bloomfield Grange, Penwortham.



- **Detached House**
- **Spacious & Versatile Living Accommodation**
 - **Conservatory**
 - **Main Bathroom**
- **One Master Bedroom - To Mezzanine**
 - **Lounge**
 - **Utility Room**
 - **Integral Garage**

£169,950

A detached house in the most popular location of Penwortham with a spacious lounge, utility room, conservatory and one bedroom to the mezzanine floor and an integral garage. There is gas central heating and uPVC double glazing. There is an enclosed rear garden, front garden and driveway parking. The space throughout is most versatile and provides great living space. being close to main road connections, Booths supermarket, bus routes and local schools. Viewing is essential and the property is offered with No Chain Delay.

Entrance Porch -

With uPVC double glazed door to the front, storage cupboard and door to lounge.

Lounge - 16' 9" x 12' 6" (5.10m x 3.81m)

A great size with inset gas fire with lime stone effect surround, patio doors accessing a spacious conservatory, ceiling and wall lights, radiator, stairs to first floor and archway to kitchen



Conservatory - 13' 3" x 8' 6" (4.04m x 2.59m)

An all year round room with a full roof and being a generous size with uPVC double glazed bays recessed French doors accessing the rear, laminate flooring, two radiators and ceiling light.



Kitchen - 7' 1" x 6' 7" (2.16m x 2.01m)

With a stylish range of wall, drawer and base units with contrasting working surfaces, part tiled, uPVC double glazed window to the front, electric hob and oven with extractor, sink unit and drainer, laminate flooring.



Utility Area - 7' 4" x 6' 8" (2.23m x 2.03m)

Another spacious room with tiled flooring, plumbed for washer, working surfaces, space for white goods, uPVC double glazed window and door to rear, door to garage and spotlights.

Garage - 15' 2" x 7' 6" (4.62m x 2.28m)

Being integrated with an up and over door, power and light.

First Floor -

Mezzanine Master Bedroom with a uPVC double glazed window to the front, fitted bedroom furniture, radiator and ceiling light.



Shower Room -

With a contemporary three piece suite comprising low suite W.C. wash hand basin set on a vanity unit and glazed shower enclosure with mains shower and water resistant panelled elevations, heated towel rail, spot light and uPVC double glazed opaque window.



Outside -

To the front is a raised planted area and parking on approach to the garage.



Rear Garden -

The rear has a lovely paved patio, lawn area, flowerbed borders, timber shed and being fully enclosed.

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