

## Property Particulars

### Moorhey Crescent, Penwortham.



- **Semi Detached True Bungalow in Sought After Location**
- **Two Bedrooms**
- **Modern Well Equipped Dining Kitchen**
- **Contemporary Shower Room**
- **Higher Penwortham**
- **Front Lounge**
- **Second Sitting Area**
- **Gas Central Heating**

**£249,950**

A beautifully presented and well maintained true bungalow set on a quiet cul de sac in the most popular and desirable location of Higher Penwortham. There are two bedrooms, a lovely contemporary shower room, a modern well equipped fitted kitchen open plan to dining and a further sitting area, as well as a front lounge room. There is gas central heating and uPVC double glazing. There is driveway parking and a garage. There are gardens to the front and an enclosed rear garden. Being close to excellent local services and amenities, walking distance to Penwortham's vibrant high street, with all the independent local businesses, wine bars, restaurants and coffee shops as well as individual boutiques. Viewing is essential to fully appreciate the size, setting and presentation of this very well presented property. No Chain Delay.

### Entrance Hall -

Bespoke fitted shoe cupboard, loft access with retracting ladder part boarded and ceiling light.



### Main lounge - 11' 0" x 12' 8" (3.35m x 3.86m)

Stylish inset gas fire, ceiling light and Oriel uPVC double glazed window to the front.



### Kitchen/Diner - "L" shaped 14' 6" x 14' 9" (4.42m x 4.49m)

Contemporary range of wall, drawer and base units with contrasting working surfaces, one and a half stainless steel sink unit and drainer, space for dishwasher, four ring gas hob with extractor hood, plumbed for washer, cupboard housing central heating boiler, uPVC double glazed window to side, uPVC double glazed window and uPVC double glazed door to the rear, two radiators.



### Snug - 7' 7" x 7' 9" (2.31m x 2.36m)

With T.V. point and ceiling light

**Bedroom One - 12' 9" x 9' 5" (3.88m x 2.87m)**

With uPVC double glazed window to front, radiator and fitted wardrobes.



**Bedroom Two - 9' 6" x 7' 9" (2.89m x 2.36m)**

With fitted wardrobes, uPVC double glazed window to the rear and radiator.



**Shower Room -**

Luxury shower room with a three piece suite comprising double size walk in shower with mains shower, low suite W.C. and wash hand basin set on a vanity unit, tiled flooring, extractor and uPVC double glazed window.



**Garage -**

With power and light.

### **Rear Garden -**

Shed at the rear of the garage, central lawn area, paved patio and outside water supply.



### **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**