

Property Particulars

Greencroft, Penwortham.



- **Detached Executive Family Home in Sought After Location**
- **Dressing Area & En Suite To Master**
- **Fabulous Open Plan Family Room - Sitting, Dining & Kitchen**
- **Utility & Bar Room**
- **Four Generous Bedrooms**
- **Main Family Bathroom & Cloaks WC**
- **Two Further Reception Rooms**
- **Great Size Plot**

£395,000

An immaculate detached family home set in the most popular and desirable location of Penwortham. This amazing property offer four great size bedrooms, dressing area and en suite to the master. a fantastic family room being the real heart of the home with sitting area, dining and a very well equipped kitchen with quality integral appliances. There are two further reception rooms and a downstairs cloaks WC as well as a stunning utility and bar area and the main family bathroom. The property presents in a contemporary yet practical fashion and sits well within a large frontage with lawn garden and patterned concrete driveway parking for several vehicles. To the rear is a sunny and well designed garden, perfect for entertaining as accessed by the bi-folding doors from the family room. Close to outstanding local schools, bus routes and main road connections. Viewing is a must to fully appreciate the size, setting and presentation of this amazing home.

Entrance Hall -

With door to front, stairs to first floor and doors off.

Cloaks W.C. -

With a two piece suite comprising wash hand basin and low suite W.C. opaque uPVC double glazed window



Main Lounge - 15' 7" x 11' 3" (4.75m x 3.43m)

with uPVC double glazed window to the front, ceiling light, radiator, T.V. point, electric fire and feature radiator.



Second Sitting/Playroom - 13' 5" x 8' 3" (4.09m x 2.51m)

Another great reception room with uPVC double glazed window to the front, ceiling light and radiator.



Family Room - 27' 0" x 13' 10" (8.22m x 4.21m)

A fabulous space being the real heart of this amazing home, the sitting area has plenty of room for a large corner sofa overlooking and accessing the rear, bi-folding doors, the kitchen offers a great selection of integrated appliances comprising Bosch dishwasher, Bosch canopied extractor, electric hob and double oven, Bosch microwave.,



Utility, Bar - Entertaining Area - 7' 9" x 6' 0" (2.36m x 1.83m)

A great room with all the practicalities of a utility room and housing the luxury of a home bar.

First Floor Accommodation -

Bedroom One - 18' 9" x 8' 3" (5.71m x 2.51m)

The master bedroom is spacious and has uPVC double glazed window to the front, ceiling light, fitted wardrobes and vanity area, radiator and door to ensuite.



En-suite -

With a three piece suite comprising low suite W.C. wash hand basin set on a vanity unit and double size glazed shower enclosure with two shower heads, one fixed rainwater effect and one adjustable, opaque double glazed window to the rear.

Bedroom Two - 15' 6" x 9' 2" (4.72m x 2.79m)

A fabulous double with uPVC double glazed window to the front, ceiling light and radiator.



Bedroom Three - 10' 5" x 11' 4" (3.17m x 3.45m)

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

Bedroom Four - 8' 10" x 8' 2" (2.69m x 2.49m)

A spacious fourth bedroom with uPVC double glazed window to the front, ceiling light and radiator.



Bathroom -

With a three piece suite comprising low suite W.C. wash hand basin and square "P" shaped bath with profile glazed shower screening and mains shower with two shower heads, one fixed rainwater effect and one adjustable, tiled flooring, heated towel rail and opaque double glazed window.



Outside -

A great frontage allowing this executive home to sit well back within its plot, ample driveway parking and lawn garden.

Rear Garden -

Perfect for entertaining with decked and patio areas, artificial lawn and contemporary fencing surround.



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