

Property Particulars

Langholme Road, Penwortham.



- **Traditional Semi Detached House**
 - **Spacious Lounge**
 - **Downstairs Cloaks WC**
 - **uPVC Double Glazing**
- **Three Bedrooms**
- **Extended Dining Kitchen**
 - **Gas Central Heating**
 - **Driveway Parking & Detached Garage**

£244,950

A traditional semi detached family home in the most popular location of Penwortham. The property offers three bedrooms, lounge and an extended dining kitchen. There is a downstairs cloaks WC and a first floor family bathroom. There is gas central heating and uPVC double glazing. To the front is paved driveway parking on approach to a detached garage. To the rear is a fabulous rear courtyard, perfect for alfresco dining or entertaining this area then leads to a stunning formal garden being of a sunny and private aspect. Close to local services and amenities as well as outstanding local schools, main road connections and bus routes. Viewing is essential to fully appreciate the size, setting and location of this great family home.

Entrance Hall -

With door to front, stairs to first floor, ceiling light, radiator and doors off

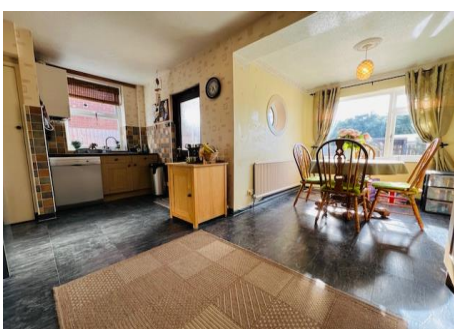
Lounge - 14' 2" x 10' 10" (4.31m x 3.30m)

With an electric fire, laminate flooring, uPVC double glazed bay window to the front, radiator and ceiling light.



Kitchen/Diner - 17' 0" x 16' 9" (5.18m x 5.10m)

An extended dining kitchen with a range of wall, drawer and base units with contrasting working surfaces, sink unit and drainer, electric oven and hob, plumbed for washer and dishwasher, space for fridge freezer, uPVC double glazed window to the side and to the rear from the dining area as well as uPVC double glazed feature circular window.



First Floor Landing -

With uPVC double glazed window to the side and doors off.

Bedroom One - 14' 5" x 10' 7" (4.39m x 3.22m)

With uPVC double glazed bay window to the front, fitted wardrobes, ceiling light and radiator.



Bedroom Two - 10' 5" x 8' 8" (3.17m x 2.64m)

Currently utilised as a "snug" with uPVC double glazed bay window overlooking the lovely sunny rear garden, radiator and ceiling light.

Bedroom Three - 7' 2" x 6' 2" (2.18m x 1.88m)

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 bath with shower over, heated towel rail and opaque uPVC double glazed window.



Outside -

To the front is ample driveway parking on approach to the detached garage, small front garden area.

Rear Garden -

Fabulous rear courtyard with side secure gated access, personal door to garage and further gated access to the sunny formal garden which is primarily laid to lawn with flowerbed borders, gravel space for potted plants, raised bed for vegetables and shed.



Detached Garage -

Larger than a standard single garage with power and light and an up and over door.

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