

Property Particulars

Sorrel Court, Penwortham.



- **Semi Detached House in Sought After Location**
- **Spacious Lounge Room**
- **Three Piece Bathroom**
- **uPVC Double Glazing**
- **Two Bedrooms**
- **Dining Kitchen**
- **Gas Central Heating**
- **Newly Decorated & New Floor Coverings**

£160,000

A lovely semi detached house situated in a quiet cul de sac in the most sought after location of Penwortham. With two bedrooms, a very spacious lounge room and dining kitchen. There is driveway parking and a fabulous sunny and private rear garden, There is gas central heating and uPVC double glazing. The property has been recently redecorated and has newly fitted floor coverings. Close to local services and amenities as we bus routes, main road connections and great local schools. Viewing is essential to fully appreciate the size, setting and presentation this property has to offer.

Entrance Porch -

With uPVC double glazed door to the front and double doors to lounge.

Lounge/Diner - 13' 5" x 13' 2" (4.09m x 4.01m)

A lounge/ dining area with uPVC double glazed French doors to the rear, two ceiling lights, radiator, stairs to first floor and open plan to kitchen.



Kitchen - 13' 5" x 7' 7" (4.09m x 2.31m)

With a range of wall, drawer and base units with contrasting working surfaces, cooker and uPVC double glazed window to the rear.

Bedroom One - 13' 5" x 12' 8" (4.09m x 3.86m)

With uPVC double glazed window, lovely feature circular window to the front, ceiling light, radiator and cupboard housing central heating boiler.

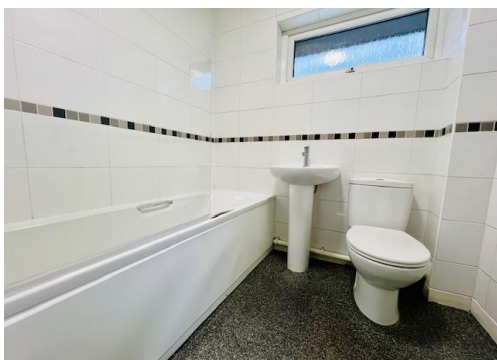


Bedroom Two - 8' 3" x 6' 10" (2.51m x 2.08m)

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

Bathroom -

With a three piece suite comprising low suite W.C. Roca pedestal wash hand basin, panelled bath with mains shower over, fully tiled elevations and opaque uPVC double glazed window.



Outside -

To the front there a selection of plants and shrubs creating a lovely area and privacy. To the side there is plenty of driveway parking and secure side gated access to the rear.

Rear Garden -

A great size and has a private and sunny aspect, low maintenance with paved areas and a shed.



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