

## Property Particulars

### Houghton Road, Penwortham.



- **Renovated Traditional Semi Detached in Great Location**
- **New Kitchen - Open Plan Family Room**
- **Stunning Four Piece Bathroom**
- **Newly Fitted Floor Coverings**
- **Quality High Standard Contemporary Finish**
- **Separate Front Lounge**
- **Gorgeous Internal Doors**
- **Decorated Throughout**

**£269,950**

A stunning renovated family home in the desirable and popular location of Penwortham. This stylish property boasts quality fixtures and fittings throughout, beautiful internal doors, great open plan kitchen and family room as well as a separate front lounge room. Newly fitted downstairs cloak WC, and a fabulous four piece bathroom suite. The property has been decorated and has quality floor coverings, uPVC double glazing, new boiler and new radiators. There is driveway parking and a spacious, private and sunny rear enclosed garden. Within catchment for local outstanding schools, great local amenities and services. Viewing is essential to fully appreciate the size, setting and high standard of finish this quality refurbished home has to offer. Offered with No Chain Delay.

### **Entrance Hall -**

With laminate flooring, stunning contemporary internal doors, graphite feature radiator, spot lights, stairs to first floor and doors off.



### **Downstairs W.C. -**

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

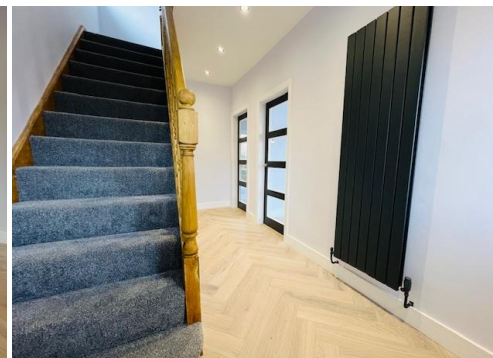
### **Kitchen, Dining and Family Room - 19' 2" x 12' 4" (5.84m x 3.76m)**

A spacious area for dining and sitting as well as a breakfast peninsula, spot lights, feature graphite radiator and uPVC double glazed French door to rear.



### **Kitchen -**

With a stylish range of wall, drawer and base units with contrasting working surfaces, gas hob, electric oven and extractor hood (all new) sink unit and drainer and space for additional white goods



**Lounge - 12' 7" x 11' 9" (3.83m x 3.58m)**

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



**First Floor Landing -**

With opaque double glazed window to the side, gallery landing, loft access and doors off.

**Bedroom One - 12' 5" x 9' 9" (3.78m x 2.97m)**

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



**Bedroom Two - 12' 4" x 11' 10" (3.76m x 3.60m)**

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

**Bedroom Three - 9' 1" x 7' 10" (2.77m x 2.39m)**

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





### **Bathroom -**

With a four piece suite comprising panelled bath, low suite W.C. Vitra wash hand basin set on a vanity unit and quadrant shower being fully tiled with two showerheads, one fixed rainwater effect and second adjustable, fully tiled elevations, tiled flooring, spot lights, extractor and opaque double glazed window to the rear.



### **Rear Garden -**

Fully enclosed



### **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**