

Property Particulars

Barn Croft, Penwortham.



- **Detached True Bungalow**
- **Bathroom with Seperate W.C.**
 - **Dining Area**
 - **Detached Garage**
- **Three Bedrooms**
- **Fitted kitchen**
- **Lounge**
- **uPVC Double Glazing**

£310,000

A true bungalow set in the most popular and desirable location of Penwortham. There are three bedrooms, bathroom and seperate W.C. lounge and fitted kitchen with archway to dining area. There is gas central heating, and uPVC double glazing. There is driveway parking and a garage. There are gardens to the front and rear. 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. No Chain Delay.

Entrance Hall -

With door to front, loft access (partially boarded) and doors off

Kitchen - 8' 11" x 9' 9" (2.71m x 2.96m)

With a range of wall, drawer and base units with contrasting working surfaces, stainless steel sink unit and drainer, plumbed for dishwasher and washer, space for fridge, space for free standing cooker, tiled elevations, laminate flooring, central heating boiler (2 years old), uPVC double glazed window and archway to dining area.



Dining Room - 8' 10" x 8' 6" (2.7m x 2.58m)

With uPVC double glazed window to the side, radiator, larder cupboard and laminate flooring.

Lounge - 16' 1" x 12' 11" (4.89m x 3.93m)

With three uPVC double glazed windows, radiator, ceiling light, electric fire with inset and mantel surround.



Bedroom One - 10' 11" x 9' 9" (3.34m x 2.98m)

With fitted wardrobes to one wall, uPVC double glazed window to rear, wash hand basin set on a vanity unit, radiator and ceiling light.



Bedroom Two - 10' 0" x 11' 11" (3.05m x 3.62m)

With uPVC double glazed window to the side, fitted wardrobes to one wall with vanity area and top boxes, ceiling light and radiator.

Bedroom Three - 11' 11" x 10' 10" (3.63m x 3.31m)

Currently utilised as a dining room with uPVC double glazed window to the front, ceiling light and radiator.



Bathroom - 10' 10" x 5' 0" (3.30m x 1.53m)

With a two piece suite comprising wash hand basin and bath with mains shower attachment, partially tiled elevations, laminate flooring and opaque uPVC double glazed window.

Separate W.C. -

With opaque uPVC double glazed window and low suite W.C.

Outside -

To the front there is driveway parking for several vehicles on approach to a detached garage, pathway leading to the front entrance, graveled area with flowers, shrubs and bushes.



Rear Garden -

The rear garden has paved area, lawn area surrounded by flowers and shrub borders.

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