

## Property Particulars

### **Barn Croft, Penwortham.**



- **Spacious Detached True Bungalow**
- **Three Bedrooms**
- **Front Facing Lounge**
- **Sits Well Within Frontage**
- **Excellent Sought After Location**
- **Fitted kitchen & Dining Area**
- **Bathroom with Separate W.C.**
- **Lovely Sunny South Facing Rear Garden**

**£299,950**

A rare opportunity to purchase a spacious true bungalow in the most popular and desirable location of Higher Penwortham. There are three bedrooms, bathroom and separate W.C, lounge and fitted kitchen with doorway to dining area. There is gas central heating, and uPVC double glazing. Plenty of driveway parking which approaches the garage. The gardens are to the front and rear and creates a real private and tranquil aspect to the property. Located on a quiet cul-de-sac close to excellent local schools and amenities. The bungalow is within walking distance of 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 -**

A most spacious entrance hall with door to front, loft access, lovely skylight window and doors off.

### **Lounge - 15' 10" x 12' 10" (4.89m x 3.93m)**

A great size and bright lounge room facing to the front of the property with lots of natural light provided by three uPVC double glazed windows, radiator, ceiling light, electric fire with inset and mantel surround.



### **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, door to walk-in pantry cupboard and laminate flooring.



### **Pantry -**

A great space with lots of shelves and light.

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

A lovely master bedroom being of a generous size and front facing with uPVC double glazed window to the front, ceiling light and radiator.



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

A generous double bedrooms with a selection of fitted wardrobes to one wall, uPVC double glazed window to rear, wash hand basin set on a vanity unit, radiator and ceiling light.

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

Another double with uPVC double glazed window to the side, fitted wardrobes to one wall with vanity area and top boxes, 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. Also access to a large airing cupboard.



**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 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**