

## Property Particulars

### **Penwortham Hall Gardens, Penwortham.**



- **Ground Floor Apartment**
- **Sought After Location**
  - **Spacious Lounge**
    - **Bathroom**
- **Over 55's**
- **Two Bedrooms**
- **Modern Kitchen**
- **Patio overlooking beautiful grounds**

**£120,000**

A ground floor apartment on the very popular Penwortham Hall Gardens over 55's development. This lovely home has its own entrance with a spacious master bedroom and further double bedroom, good size lounge/dining room, modern kitchen and a three piece bathroom suite. There is uPVC double glazing and gas central heating. There is a patio overlooking the well maintained communal gardens. Being set in a very tranquil environment and yet within easy access to the local amenities, doctors and pharmacy as well as a handy bus route. Viewing is essential and No Chain Delay.

**Entrance Hall -**

With door to front and door to lounge

**Lounge - 15' 9" x 12' 10" (4.8m x 3.9m)**

With uPVC double glazed window, feature radiator and ceiling light.



**Kitchen - 9' 2" x 5' 9" (2.79m x 1.76m)**

Modern kitchen comprising wall, drawer and base units with contrasting working surfaces, electric oven and hob with extractor hood above, sink unit and drainer, space for upright fridge freezer, plumbed for washer and cupboard housing the central heating boiler.



**Master Bedroom - 11' 7" x 15' 8" (3.52m x 4.77m)**

With uPVC double glazed window, feature radiator, ceiling light and door to patio area.



**Bedroom Two - 10' 0" x 8' 8" (3.04m x 2.65m)**

Currently utilised as a home office with uPVC double glazed window, feature radiator and ceiling light.

**Bathroom -**

With a three piece suite comprising wash hand basin, panelled bath and low suite W.C. part tiled elevations and uPVC double glazed window.



**Outside -**

Outdoor patio overlooking stunning well maintained grounds.

**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**