

## Property Particulars

### **Pope Lane, Penwortham.**



- **Semi Detached Family Home**
- **Great Layout**
- **Useful Loft Room With Staircase**
- **Well Equipped Breakfast Kitchen**
- **Beautifully Presented**
- **Three Generous Bedrooms**
- **Spacious Family Lounge**
- **All Year Round Conservatory**

### **Offers in the Region Of £225,000**

A great opportunity to purchase a fabulous family home in the sought after location of Penwortham. A spacious property very well designed and has a great layout. There are three good size bedrooms as well as a further useful loft room, great size family lounge, and a well equipped breakfast kitchen adjacent to an 'all year round' conservatory, perfect as an additional sitting and dining room. There is a downstairs cloakroom WC, gas central heating and uPVC double glazing. The grounds boast a patterned pressed concrete driveway, providing parking for several vehicles, which then extends beyond double secure gated access to the side and then the rear of the property. The rear gardens are wonderful being a real sun trap and different sections dedicated to sitting out or alfresco dining, there is an outbuilding/workshop, which could easily be repurposed as a lovely summer house. Close to outstanding local schools, amenities and services as well as bus routes and easy main road connectivity. Viewing is essential and strictly by prior arrangement with Marie Holmes Estates.

#### Entrance Hall -

With uPVC double glazed door leading to inner hall, wooden flooring, stairs leading to first floor.,

#### Lounge - 13' 2" x 12' 11" (4.01m x 3.93m)

with uPVC double glazed window to the front, feature open fireplace with wood burning stove and stone hearth, wooden flooring, coving, picture rail and T.V. point.



#### Kitchen/Diner - 19' 2" x 10' 3" (5.84m x 3.12m)

With a range of wall and base units with contrasting working surfaces, stainless steel sink and drainer, breakfast bar, plumbed for washer, plumbed for dishwasher, cooker point, tiled floor, ceiling light point with fan and uPVC double glazed window to the side.



#### Conservatory - 16' 5" x 11' 1" (5.00m x 3.38m)

uPVC double glazed constructed with uPVC double glazed French doors to the garden, tiled flooring, shelving unit and radiator.



#### Cloakroom -

With a two piece suite comprising low level suite W.C. and wash hand basin, heated towel rail and uPVC double glazed window to the side,

#### First Floor Landing -

With uPVC double glazed window to the side, ceiling light point and doors off.



**Bedroom One - 12' 11" x 8' 10" (3.93m x 2.69m)**

With uPVC double glazed window to the front, range of fitted wardrobes to one wall, radiator and ceiling light point.



**Bedroom Two - 10' 1" x 9' 1" (3.07m x 2.77m)**

with uPVC double glazed window to the rear, range of fitted wardrobes to one wall, radiator and ceiling light point.

**Bedroom Three - 9' 7" x 7' 10" (2.92m x 2.39m)**

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

**Bathroom - 7' 9" x 7' 3" (2.36m x 2.21m)**

With a three piece suite comprising low level W.C. his and hers wash hand basins on a vanity unit, jacuzzi corner bath with shower over, fully tiled elevations, heated towel rail and two uPVC opaque double glazed windows to the rear



**Loft Room - 18' 1" x 13' 5" (5.51m x 4.09m)**

Being approached from a fixed staircase and currently used as a fourth bedroom, Velux window to the rear and radiator.

**Outside -**

To the front there is patterned pressed concrete driveway providing parking for several vehicles and extends to the rear via secure side gated access.

**Rear Garden -**

Cleverly designed rear garden with great areas dedicated to eating alfresco or entertaining, as well as low maintenance artificial lawn garden and patterned pressed concrete patio and pathways.



**Garage -**

With up and over door, power and light.

**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**