

Property Particulars

Clifton Drive, Penwortham.



- **Stunning Extended Family Home in Excellent Location**
- **Three Bedrooms**
- **Dining Room - Open Plan Kitchen**
- **Utility Room & Downstairs Cloaks**
- **Immaculately Presented**
- **Bright & Cozy Front Lounge**
- **Beautiful Garden Room Opening on to Sunny Rear Garden**
- **Many Quality Original Features**

Offers in the Region Of £345,000

An extended immaculately presented family home in the most prestigious and desirable location of Clifton Drive, just off Hill Road, right in the heart of Higher Penwortham. The property has been finished to the highest of standards and this is evident as soon as you walk on to the driveway. There are three bedrooms, a gorgeous and cozy lounge room with a multifuel stove, there is an amazing dining room, with another stylish multifuel stove, this room then opens to a contemporary well equipped kitchen. The dining room has gorgeous oak bi-folding doors accessing the breathtaking garden room, which opens fully via aluminium bi-folding doors to the tranquil and sunny rear garden. There is a utility room, downstairs cloakroom, uPVC double glazing. Beautiful Oak internal doors with arc deco style door furniture to the ground floor rooms, and a contemporary bathroom. This amazing property has so many quality original features and shows them off to their finest. Within walking distance to Penwortham's vibrant high street and all the excellent local services. amenities, independent bars, restaurants and boutiques. Outstanding local schools and easy main road connectivity and bus routes. Viewing is essential to fully appreciate the size, setting, location and top notch quality this wonderful home has to offer.

Entrance Vestibule -

With uPVC double glazed double doors to the front, stunning original glazed door and breathtaking leaded light side panels to Entrance Hall.

Entrance Hall -

With laminate flooring, stairs to first floor, concealed radiators and gorgeous internal oak doors with stylish Art Deco effect brushed gold door furniture.



Downstairs Cloaks -

With a two piece suite comprising low suite W.C. and wash and basin, opaque uPVC double glazed window to the side and original leaded light encapsulated uPVC double glazed window

Lounge - 13' 0" x 11' 8" (3.96m x 3.55m)

A beautiful front lounge with uPVC double glazed bay window with a lovely oak sill, original coving to the ceiling, cast iron multi fuel stove set in a chimney breast with a slate hearth and an exceptional solid oak lintel style mantel, ceiling light and radiator.



Dining Room - 12' 7" x 11' 9" (3.83m x 3.58m)

A gorgeous room with another stunning fire place with an inset cast iron multi fuel stove with a granite hearth and Chinese slate inset, laminate flooring, original coving to ceiling, opens to kitchen and accesses garden room via internal oak frame glazed bi-folding doors.



Kitchen - 15' 3" x 6' 0" (4.64m x 1.83m)

With a range of wall, drawer and base units with granite working surfaces, five ring gas hob, extractor hood and stainless steel splashback area, electric NEFF double oven, integrated dishwasher, space for American Style Fridge Freezer, one and a half stainless steel sink unit and drainer with retracting coiled mixer tap, granite Breakfast bar peninsula, laminate flooring, spot lights, uPVC double glazed window to the side, Velux window to the roof and door to utility room.



Utility room - 6' 3" x 4' 6" (1.90m x 1.37m)

With two uPVC double glazed windows, granite working surfaces, plumbed for washer, space for extra white goods, broom cupboard and laminate flooring.

Garden Room - 10' 8" x 9' 10" (3.25m x 2.99m)

A fabulous addition with aluminum powder coated bi-folding doors opening onto a sunny rear garden, laminate flooring and spot lights



First Floor Landing -

With a gallery landing encapsulated original leaded light window to the side, ceiling light and oak internal doors off.



Bedroom One - 13' 0" x 11' 8" (3.96m x 3.55m)

With uPVC double glazed bay window to the front with a lovely oak sill, ceiling light and original tiled fire place.



Bedroom Two - 12' 3" x 10' 7" (3.73m x 3.22m)

With uPVC double glazed window to the rear, built in cupboard housing the central heating boiler, ceiling light and radiator.



Bedroom Three - 8' 0" x 6' 3" (2.44m x 1.90m)

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



Family Bathroom -

With a three piece suite comprising panelled bath with mains shower over and profile glazed shower screen, pedestal wash hand basin and low suite W.C. Fully tiled elevations, heated towel rail and opaque uPVC double glazed window to the side.



Front -

The driveway has been renewed with quality resin and to the immediate frontage is slate chipping. The resin driveway continues along the side of the property beyond solid wooden double gates to the detached garage.

Detached Garage -

A detached garage with up and over door, power and light, currently utilised as a home gym.

Rear Garden -

A beautiful sunny private and well stocked rear garden with Indian sandstone pave patio and pathway areas as well as a central circular sun terrace, to the rear of the garage being a useful "potting out" area.



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