

## Property Particulars

### Stanley Grove, Penwortham.



- **Traditional Semi Detached House**
- **Spacious & Bright Lounge**
- **Sought After Location**
- **Contemporary Bathroom & Downstairs Cloaks**
- **Close To Penwortham's Centre**
- **Three Bedrooms**
- **Great Size Dining Kitchen**
- **Beautifully Presented**
- **Gas Central Heating**
- **Outstanding Local Schools**
- **Great Location**

**£265,000**

A lovely traditional extended semi-detached family home, situated in the most sought after and desirable location of Higher Penwortham. This well maintained property has quality fixtures and fittings throughout and a well designed open plan kitchen/diner overlooking an attractive and sunny garden which backs on to woodland. there are three bedrooms, two double and the third a single bedroom. The bathroom has recently been modernised to a high standard. The front lounge is bright and spacious and has a lovely traditional feel. There is a well established front garden with driveway parking. The property has gas central heating and uPVC double glazing. The gardens are stunning, sunny and private and cleverly designed y the current owner. Close to outstanding local schools, great local amenities and within close proximity to Penwortham's vibrant high street, this house will not disappoint.

Viewing is essential.

### **Entrance Hall -**

With uPVC double glazed doors to front, stairs to first floor, door to lounge.

### **Lounge -**

A bright lounge with a large uPVC double glazed bay window to the front, laminate flooring, gas fire set in chimney breast with mantel surround, ceiling light and radiator.



### **Kitchen/Diner -**

A great space providing the real heart of this lovely home with ample room for dining and sitting, alongside a well equipped fitted kitchen, in a shaker style with a range of wall, drawer and base units, contrasting surfaces, gas cooker and extractor hood above, sink unit and drainer, integrated washing machine, uPVC double glazed windows to rear and side and uPVC double glazed French doors overlooking and accessing the stunning rear garden.



### **Downstairs Cloaks W.C -**

A two piece suite comprising, low suite W.C. and wash hand basin.

### **First Floor Landing -**

A spindled balustrade gallery landing, opaque uPVC double glazed window to the side, doors off.



### Bedroom One -

Although in size this is bedroom two, it's easy to understand why this is our vendors choice as bedroom one, having uPVC double glazed windows overlooking the gorgeous rear garden and woodland beyond. there are quality fitted wardrobes to one wall, ceiling light and radiator.



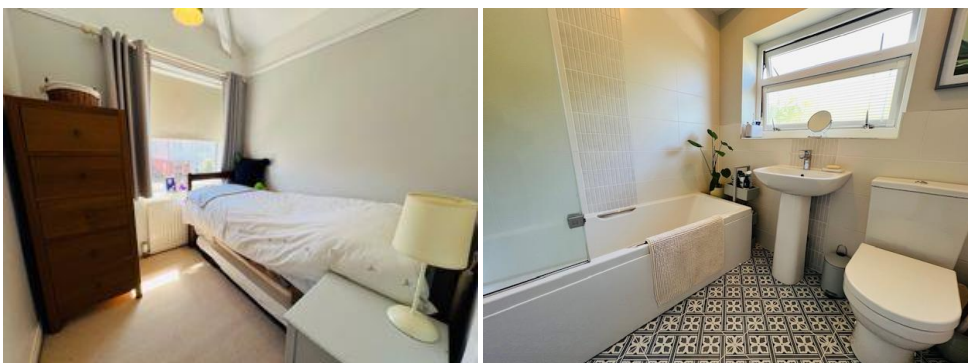
### Bedroom Two -

With a lovely uPVC double glazed bay window to the front, built in wardrobes and shelf areas, radiator and ceiling light.



### Bedroom Three -

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



### Family Bathroom -

With a three piece comprising panelled bath with shower over and glazed screening, low suite W.C. pedestal wash hand basin, tiled elevations to shower and half tiled to remaining suite tiled flooring, radiator, opaque uPVC double glazed window to the rear.

### Outside -

To the front there is a garden and drive parking on approach to the garage.

### **Rear Garden -**

A cleverly designed garden with raised decked patio having guard rails, perfect for alfresco dining, lawn garden and very well stocked flower bed borders. A sunny a private aspect with woodlands to the rear.



### **Garage -**

Detached 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**