

Property Particulars

Belgrave Avenue, Penwortham.



- **Detached Chalet Bungalow**
- **Two Double Bedrooms**
- **Modern Fitted Kitchen With Dining Area/Utility Area**
- **Gas Central Heating**
- **Most Sought After Location**
- **Two Spacious Reception Rooms**
- **Contemporary Shower Room**
- **uPVC Double Glazing**

£279,950

A great detached chalet bungalow in the heart of Higher Penwortham. This lovely home has two spacious reception rooms, a contemporary fitted kitchen with dining area or utility space. There are two great double bedrooms to the first floor both with fitted and built-in wardrobes, a modern three piece shower room. There is gas central heating and uPVC double glazing. To the front is driveway parking and a further block paved hardstanding providing lots of parking for several vehicles. There is a detached garage with power and light and personal door accessing the rear garden. The rear garden is spacious, private and of a sunny aspect with central lawn garden, flowerbeds and pathways. Close to local bus routes, and close proximity to Penwortham's vibrant high street and all the excellent local services, amenities, individual boutiques, bars and restaurants. Outstanding local schools. Viewing essential to fully appreciate the size setting and presentation of this great home.

Entrance Hall -

With laminate flooring, opaque uPVC double glazed door to the side elevation, ceiling light, under stairs storage, stairs to first floor and doors off.

Lounge - 18' 2" x 17' 0" (5.54m x 5.18m)

With uPVC double glazed window to the front, ceiling light, radiator, gas fire with marble mantel surround and T.V. aerial point.



Dining Room - 11' 10" x 9' 10" (3.6m x 3m)

A lovely room overlooking and accessing the sunny and private rear garden, laminate flooring and ceiling light.

Kitchen - 10' 11" x 7' 9" (3.34m x 2.37m)

A contemporary fitted kitchen with a range of wall, drawer and base units with contrasting working surfaces, electric cooker point, extractor hood, plumbed for washer and dishwasher, sink unit and drainer and uPVC double glazed window to the rear



Utility/Dining Area - 6' 7" x 5' 3" (2m x 1.59m)

A great area currently utilised as a useful utility room with uPVC double glazed window to the side and door access.

First Floor Landing -

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

Bedroom One - 12' 10" x 10' 11" (3.92m x 3.32m)

With uPVC double glazed window to the rear overlooking the lovely private rear garden, laminate flooring, ceiling light, built in wardrobes to one wall and radiator.



Bedroom Two - 13' 9" x 10' 5" (4.19m x 3.17m)

With built in wardrobes, ceiling light, radiator, storage to eaves and uPVC double glazed window to the front.

Shower Room -

With a three piece suite comprising low suite W. C. wash hand basin and "step in" shower with glazed screening and mains shower, fully tiled elevations, heated towel rail and built in cupboard.



Outside -

To the front of the property there is block paved hard standing and additional driveway parking on approach to the garage.

Garage -

With up and over door, power and light and personal door access to the rear garden.

Rear Garden -

With a sunny and private outlook, central lawn garden and flowerbed 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