

Property Particulars

Penwortham Hall Gardens, Penwortham.



- **First Floor Apartment in Sought After Location**
- **Over 55's & 70% Shared Ownership**
 - **Spacious Lounge**
 - **Contemporary Shower Room**
- **Modern Throughout**
 - **Two Bedrooms**
 - **Stylish Well Equipped Kitchen**
 - **Gas Central Heating**

£92,500

A spacious and modern first floor apartment on the very popular Penwortham Hall Gardens over 55's development. Available on a 70% shared ownership basis. This lovely home has its own entrance at ground floor level with a spacious master bedroom and a further second bedroom, good size lounge/dining room, modern kitchen with quality integrated appliances, and a contemporary three piece shower suite. There is uPVC double glazing and gas central heating. The outlook is great overlooking the well maintained communal gardens and scattered seating areas as well as dedicated outdoor laundry compound. There are also parking bays available. 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 -

Ground floor level access with stairs to first floor.

First Floor Landing -

With two large storage cupboards, ceiling lights and doors off.

Lounge - 13' 2" x 13' 9" (4.01m x 4.18m)

A lovely bright and spacious lounge room with uPVC double glazed window to the rear, radiator, ceiling light.



Kitchen - 8' 8" x 7' 9" (2.63m x 2.37m)

A modern kitchen with a range of well designed wall, drawer and base units with contrasting working surfaces, stainless steel sink unit and drainer, plumbed for washer, Neff induction hob with extractor above, Neff double electric oven, space for fridge freezer and uPVC double glazed window.



Bedroom One - 14' 10" x 10' 5" (4.52m x 3.18m)

A spacious double bedroom with a uPVC double glazed window to the front, radiator and ceiling light.



Bedroom Two - 10' 5" x 8' 1" (3.18m x 2.47m)

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

Shower Room -

With a contemporary three piece suite comprising, quadrant glazed shower compartment with electric shower, wash hand basin and low suite WC, extractor fan, heated towel rail



Outside -

There are beautiful landscaped communal gardens, scattered seating areas, car parking bay and an outdoor laundry compound area.

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