

## Property Particulars

### **Meadow Bank, Penwortham.**



- **All On One Level Ground Floor Living**
- **Most Sought After Location**
- **Two Bedrooms**
- **Well Fitted Kitchen**
- **Spacious Purpose Built Flat**
- **Quiet Cul De Sac Setting**
- **Spacious Lounge Overlooking Rear Garden**
- **Three Piece Bathroom Suite**

### **Offers in the Region Of £135,000**

A great opportunity to purchase a fabulous home all on one level, this ground floor flat in the most sought after location of Penwortham, offers, two bedrooms, a spacious lounge overlooking and accessing it's own enclosed sunny rear garden, well equipped breakfast kitchen and three piece bathroom suite. As well as the rear garden there is also a garden to the front and a large driveway to the side providing ample parking for several vehicles. There is uPVC double glazing and electrical heating. The property is located in a quiet corner cul de sac setting and yet is within walking distance to Booths supermarket and still being in close proximity to Penwortham's vibrant high street. Easy main road connectivity and local bus routes. Viewing is essential and the property is offered with No Chain Delay. Call Marie Holmes Estates to arrange a viewing on 01772 750777.

### **Entrance Hall -**

With uPVC double glazed door to the front, wall mounted electric heater, ceiling light, storage cupboard, cupboard housing water cylinder and doors off.

### **Kitchen/Breakfast Room - 8' 10" x 7' 11" (2.69m x 2.41m)**

With a range of wall, drawer and base units with contrasting working surfaces, tiled splashback areas, electric hob and oven, sink unit and drainer, breakfast bar area, plumbed for washer, ceiling light and uPVC double glazed window to the rear.



### **Lounge - 14' 0" x 11' 1" (4.26m x 3.38m)**

A great space with uPVC double glazed patio doors and windows overlooking and accessing the sunny rear garden, ceiling light and wall mounted electric heater.

### **Bedroom One - 11' 11" x 9' 3" (3.63m x 2.82m)**

With uPVC double glazed window to the front, wall mounted electric heater and ceiling light.



### **Bedroom Two - 8' 7" x 6' 1" (2.61m x 1.85m)**

With uPVC double glazed window to the front, wall mounted electric heater and ceiling light.

### **Bathroom -**

With a three piece suite comprising panelled bath with shower over and glazed screening, low suite W.C. pedestal wash hand basin, wall mounted heater, fully tiled elevations, ceiling light and opaque uPVC double glazed window to the side.



### Outside -

To the front is an open plan lawn and plenty of parking to the sweeping block paved driveway which extends to the side of the property.

### Rear Garden -

A great size fully enclosed sunny rear garden with secure side gated access, mainly laid to lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### 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**