

Property Particulars

Ridge Way, Penwortham.



- **Detached Family Home**
- **Great Size Rear Garden,
Sunny & Private**
 - **Three Bedrooms**
 - **Family Bathroom**
- **Sought After Location &
setting**
- **Lounge and Dining Room**
- **En Suite to Master Bedroom**
 - **Viewing Essential**

£295,000

A great detached family home set in a quiet cul de sac, in the most sought after location of Penwortham. There are three good size bedrooms with an en suite to the master, as well as a bathroom. Lounge, and Dining Room overlooking the rear garden. The property is set back to the front, with driveway parking and side gate to rear garden. The rear garden is spacious, private and sunny with decking and lawn areas. There is uPVC double glazing and gas central heating. Close to outstanding schools, local bus routes and main road connections. Viewing is essential to fully appreciate the size, setting, and presentation of this lovely home.

Entrance Hall -

With door front, tiled flooring, door to lounge, radiator and stairs to first floor.



Lounge - 15' 5" x 12' 2" (4.70m x 3.71m)

With uPVC double glazed bay window to front, ceiling light, radiator and wood flooring.



Dining Room - 10' 7" x 7' 7" (3.22m x 2.31m)

With uPVC double glazed patio doors to the rear garden, radiator and ceiling light.

Kitchen - 10' 8" x 7' 9" (3.25m x 2.36m)

With a range of wall, drawer and base units with contrasting working surfaces, sink and drainer unit, built in electric oven, gas hob with extractor over, part tiled elevations, plumbed for washer, space for upright fridge freezer, under stairs storage cupboard, uPVC double glazed window to rear and door to side.



First Floor Landing -

With uPVC double glazed window to side, loft access, storage cupboard housing the gas central heating boiler and doors off.



Master bedroom - 12' 10" x 8' 11" (3.91m x 2.72m)

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



En-suite -

With a three piece suite comprising wash hand basin, shower enclosure with mains shower and low level W.C. Fully tiled elevations, tiled flooring, radiator and uPVC double glazed window to side.

Bedroom Two - 10' 1" x 8' 11" (3.07m x 2.72m)

With uPVC double glazed window to rear, ceiling light and radiator.



Bedroom Three - 7' 10" x 6' 6" (2.39m x 1.98m)

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

Bathroom -

With a three piece suite comprising pedestal wash hand basin, panelled bath and low level W.C. fully tiled elevations, heated towel rail and opaque window to the rear.



Outside -

To the front the garden is mainly shingle with driveway parking and gate to rear garden.

Rear Garden -

Great size rear garden with decked area, patio and lawn areas with shrub 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