

Property Particulars

Liverpool Road, Penwortham.



- **Immaculate Renovated & Extended Family Home**
- **Quality Fixtures & Fittings**
- **Three or Four Bedrooms**
- **Playroom or Bedroom Four**
- **Set In Most Sought After Location**
- **1930's Traditional Semi Detached**
- **Formal Lounge - With Log Fire**
- **Decadent Four Piece Bathroom**

£450,000

An absolutely immaculate family home set in the most popular and desirable location of Higher Penwortham. This renovated and extended 1930's semi detached house sits in a generous corner plot with extremely stylish, well designed and versatile accommodation throughout. The heart of this amazing home is the very spacious family room, which incorporates a luxury kitchen with an island unit, a large sitting area and a generous dining areas, the space allows for different configuration and has exceptional natural light from the uPVC double glazed sliding doors to the rear, Velux windows to the vaulted ceiling area and side uPVC double glazed window. There is luxury flooring with underfloor heating, a useful fitted utility room, front formal lounge being heated cozily by a stylish wood burner, and to this room, as to all the front rooms, being beautifully window dressed with bespoke shutter blinds, really emphasising the amazing bay windows. The entrance hall is gorgeous being accessed via an entrance vestibule and a Rock composite front door, spacious, airy and very welcoming with a paneled staircase to the first floor and tucked away cloakroom W.C. There is a great size play room which could easily be utilised as bedroom four, this also having underfloor heating. There are three bedrooms and a large indulgent family bathroom with a four piece suite. To the front there is plenty of parking and still a front garden area and side garden with secure access to the rear. The rear garden has an Indian sand stone patio, central lawn garden a selection of apple trees plant and shrubs, fully enclosed and a large side entertaining patio area. To fully appreciate the quality, finish, size and location of this unique traditional home viewing is essential and strictly by appointment.

Entrance Vestibule -

With uPVC double glazed door to the front and a lovely black Rock composite door accessing the breathtaking entrance hall.

Entrance Hall - 13' 3" x 9' 5" (4.05m x 2.88m)

With quality LVT flooring, panelled staircase with spindles and handrail to first floor, concealed door to W.C. internal oak doors off.



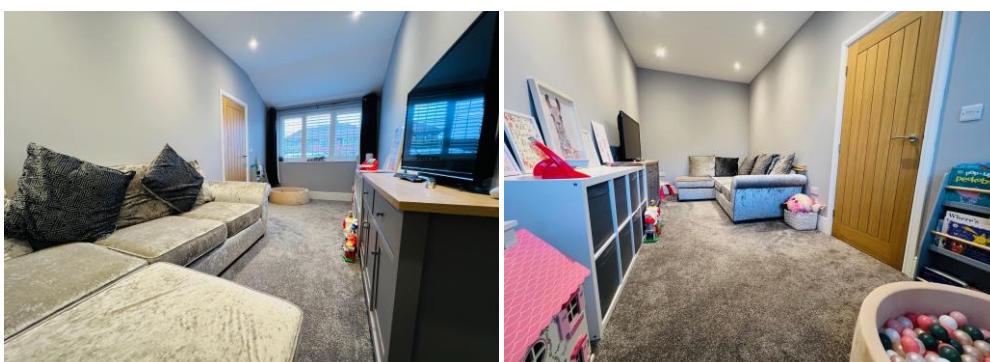
Formal Front Lounge - 14' 0" x 13' 6" (4.26m x 4.12m)

A gorgeous room with uPVC double glazed square bay window with stylish shutter blinds to the front elevation, cozy cast iron log burner in chimney inset with a solid oak lintel style mantel, original coving to ceiling, radiator and ceiling light.



Play Room or Bedroom Four - 16' 8" x 7' 8" (5.09m x 2.33m)

A useful additional room with underfloor heating, uPVC double glazed window to the front with the lovely shutter blinds and spot lights to ceiling.



Cloaks W.C. -

Being cleverly concealed via the paneling to the staircase and has a two piece suite comprising low suite W.C. and wash hand basin on a vanity unit.



Family Room, Sitting and Dining - 24' 1" x 22' 5" (7.33m x 6.82m)

The real heart of this immaculate family home with an exceptionally well designed kitchen with a great range of wall, drawer and base units with quartz working surfaces, large island unit with breakfast bar seating, integrated induction hob, electric oven, Blanco porcelain Belfast sink, integrated dishwasher, LVT flooring, vaulted ceiling with two Velux windows, rear glass paneled windows, sliding door access to the rear garden, addition al uPVC double glazed window to the side, underfloor heating and door to utility.



Lounge and Sitting Room -

Lots of space for a great size lounge and connections for a TV aerial point.



Dining area -

Another great space with plenty of room for a large dining table.

Utility room -

With quartz working surface, space for white goods and a really useful storage cupboard, uPVC double glazed window and door to the rear, under floor heating.



First Floor Landing -

A very bright and spacious landing with a stylish leaded light uPVC double glazed opaque window to the side elevation, spindled balustrade, ceiling light and oak internal doors off.



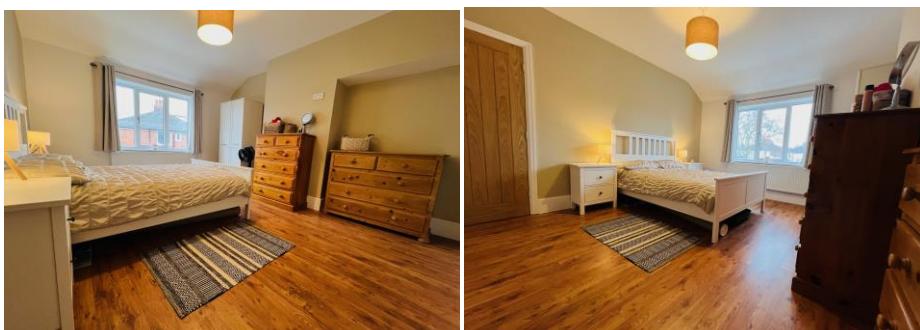
Bedroom One - 14' 0" x 13' 6" (4.27m x 4.12m)

A great size double with a square uPVC double glazed bay window to the front with oiled wooden sill and beautifully under dressed with shutter blinds, original ceiling, radiator and ceiling light.



Bedroom Two - 13' 7" x 11' 7" (4.13m x 3.53m)

Another generous double bedroom with uPVC double glazed window to the rear, laminate flooring, ceiling light and radiator.



Bedroom Three - 8' 6" x 7' 10" (2.59m x 2.40m)

With uPVC double glazed window to the front, with stylish shutter blinds, ceiling light and radiator.



Bathroom - 10' 3" x 8' 6" (3.13m x 2.6m)

A beautiful four piece family suite comprising pedestal wash hand basin, low suite W.C. larger than average panelled bath and a great step up shower area with crittal effect glazed screen and mains shower with two shower heads, one fixed rainwater effect and the other adjustable, part tiled elevations having matching tiling to the bath and wash hand basin, tiled flooring, heated towel rail, spotlight and opaque UPVC double glazed window to the side.



Outside -

To the front there is ample parking for several vehicles, front and side gardens, secure gated access to the rear.

Side Garden -

With an entertaining paved patio and lawn garden extending to the rear.



Rear Garden -

With a selection of apple trees, hedges and fencing enclosing, pathway around periphery sunny aspects, raised flowerbed border.



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