

Property Particulars

Gleneagles Drive, Penwortham.



- **Detached Family Home in Popular Higher Penwortham Location**
 - **Offering Great Further Development Opportunity**
 - **Great Size Lounge & Diner**
- **Set in a Most Impressive and Extensive Corner Plot**
 - **Three Spacious Bedrooms**
 - **Generous Dining Kitchen**
 - **Downstairs Cloaks WC**
 - **Useful Utility Area**

Offers in the Region Of £365,000

A great opportunity to purchase a great detached family home in the most sought after location of Higher Penwortham sitting well within a very generous corner plot. Having had one very careful owner the property has been extremely well maintained and offer spacious and bright accommodation throughout. There are three generous bedrooms, a contemporary family bathroom, a great size dining kitchen as well as a very useful utility area and a downstairs cloaks WC. There are quality internal oak doors, an integral garage, which could potentially be converted for an additional room, gas central heating served from a newly fitted Worcester combi boiler, still under warranty. A stylish composite front door with matching opaque side panel and majority uPVC double glazing. The corner plot offer so many options, if you decide to enclose your boundary, as other homes have in the area or whether you opt to build a side extension, subject to any necessary planning approval, either way this wonderful home gives so many options for the future. Close to outstanding local schools, walking distance to Penwortham's vibrant high street with all the excellent local services, amenities, bars, restaurants and independent shops as well as local bus routes.

Viewing is essential and we are offering this property with no chain delay.

Entrance Hall -

Composite front door with opaque side panel, stairs to first floor, under stairs storage, radiator, ceiling light and cloaks store cupboard.



Lounge/Diner - 27' 7" x 8' 11" (8.4m x 2.72m)

With a gas fire in a cast iron style and mantel piece, uPVC double glazed bay windows to front and side, two ceiling light points and radiator.



Kitchen/Diner - 18' 2" x 10' 11" (5.54m x 3.33m)

With a range of wall, drawer and base units with contrasting working surfaces, five ring gas hob with extractor hood above, breakfast bar peninsula, space for fridge, stainless steel sink and drainer, uPVC double glazed window to rear, tiled flooring, radiator and ceiling light.



Utility Area -

With plumbing for washer and space for dryer, window to the side, ceiling light, door to integral garage, uPVC double glazed door to rear and lovely oak internal door to Cloaks W.C.

Cloaks W.C. -

With a two piece suite comprising wash hand basin and low suite W.C. radiator, opaque uPVC double glazed window, half tiled elevations and tiled flooring.



First Floor Landing -

With gallery landing, beautiful oak internal doors off, side window, ceiling light, loft access and cupboard housing the central heating boiler.



Bedroom One - 13' 1" x 9' 10" (4m x 3m)

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



Bedroom Two - 11' 3" x 9' 10" (3.43m x 3m)

Another spacious date with With uPVC double glazed window to the rear, ceiling light, radiator and double built in wardrobe.



Bedroom Three - 9' 10" x 7' 9" (3m x 2.37m)

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



Family Bathroom -

With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled bath with mains shower over, profile glazed shower screen, fully tiled to bath and shower, half tiled to the remaining suite, heated towel rail, opaque uPVC double glazed window to rear, water resistant panelled ceiling, ceiling light and illuminated mirror.

Outside -

There is a generous well laid driveway on approach to the integral garage, open plan lawn to the front and a great size corner plot lawn garden with secure gated access to the rear.

Garage - 16' 5" x 8' 10" (5.0m x 2.7m)

With an up and over door, power and light, two side windows.

Rear Garden -

Mainly laid to lawn with patio area, flowerbed borders, garden shed and fully enclosed.



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