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Property Particulars

Bank Parade, Penwortham.

- **Semi Detached True Bungalow**
- **Two Bedrooms**
- **Dining Kitchen**
- **Great Setting**
- **Sought After & Desirable Location**
- **Lounge**
- **Sun Lounge / Garden Room**
- **Excellent Further Potential**

Offers in Excess of £180,000

A very well positioned spacious semi detached true bungalow, in the most sought after location of Penwortham. Being set on a quiet road yet having easy access to excellent local services, and amenities as well as bus routes and outstanding local schools. This generous size bungalow offers, two bedrooms, an airy and bright lounge, fitted kitchen and additional linked room accessed from the kitchen. There is gas central heating and uPVC double glazing, driveway parking and a lovely private rear garden. Walking distance to all the great local amenities, doctors surgery and pharmacy, library and launderette. Viewing is essential to fully appreciate the size, setting and further potential this property has to offer. Offered with No Chain Delay

Entrance Hall -
With door to front elevation, ceiling light and doors off.

Lounge - 13' 2'' x 12' 9'' (4.01m x 3.88m)
With wooden flooring, inset fire, picture window to side, double glazed window to front, ceiling light and concealed radiator.

Kitchen/Diner - 14' 5'' x 9' 10'' (4.39m x 3m)
With a range of wall, drawer and base units with contrasting working surfaces, gas cooker with extractor hood above, cupboard housing 7 month old combi boiler, underslung sink with carved drainer, lovely double glazed corner window and door to side porch.

Porch -
Access to an additional room.

Sun Room - 16' 10'' x 7' 7'' (5.13m x 2.32m)
With uPVC double glazed patio door overlooking and accessing the rear garden, quarry tiled flooring and ceiling light.

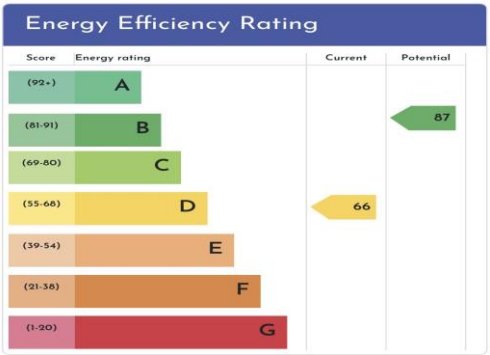
Bedroom One - 12' 5'' x 8' 11'' (3.78m x 2.71m)
With wooden flooring, double glazed window to front, radiator and ceiling light.

Bedroom Two - 9' 5'' x 9' 3'' (2.86m x 2.81m)
With wooden flooring, double glazed window overlooking the rear garden and radiator.

Shower Room -
A modern three piece suite comprising wash hand basin on vanity unit, glazed shower compartment with mains shower and low suite W.C. water resistant panelled elevations, opaque double gazed window to the rear, spotlights and heated towel rail.

Loft -
Being boarded and accessed by a retracting ladder with a window to the side gable, additional access to eaves. There is an out of commission old boiler as the new one is in the kitchen.

Rear -
A large constructed covered veranda decked area to the rear with area to dine, perfect for entertaining. The rear garden is hard landscaped with raised patio area.



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