

Property Particulars

Farfield, Penwortham.



- **Great Size Detached Versatile Family Home**
- **Two Reception Rooms**
- **Three Bathrooms**
- **Open Plan Kitchen in Annexe**
- **Six Bedrooms**
- **Cleverly Designed Annexe**
- **Dining Kitchen To Main House**
- **Conservatory**

Offers in the Region Of £385,000

****Due to property resident and their privacy we are advertising without internal photographs**** A most unique opportunity to purchase a fabulous size home in the most sought after and desirable location of Penwortham. This detached family home offers great size accommodation as well as exceptional versatility. There are six bedrooms in all and these are cleverly arranged to four bedrooms in the main house, a further two bedrooms in a perfectly designed annexe, The main house has a wonderful stylish dining kitchen with plenty of space to formally dine in addition to a breakfast bar area and a great selection of quality integrated appliances. A lovely contemporary downstairs cloakroom and WC, fabulous size main lounge room, a conservatory and first floor family bathroom. The annexe has completely separate access, although could be returned to having access from the main house as was the original design. There is a well fitted kitchen and breakfast bar being open plan to the main lounge area, bathroom to the first floor. There are private enclosed gardens to the rear, double driveway parking and a detached garage. Previous owners have generated a further income by residing in the main house and renting out the annexe. Close to outstanding schools, main road connectivity and bus routes. Viewing is essential to fully appreciate the size, design layout and versatility this wonderful, home has to offer.

Entrance Hall -

With door to front from entrance Porch, tiled flooring, meter cupboards, cloaks area, doors off and stairs to first floor.

Downstairs W.C -

With a two piece suite comprising glass wash hand basin sitting on a wooden frame vanity base and low suite W.C. radiators, ceiling light and uPVC double glazed window.

Kitchen/Diner - 25' 9" x 10' 10" (7.84m x 3.30m)

A great space with room to dine alongside a wooden butcher block style breakfast bar peninsula, a great selection of wall, drawer and base units with wooden working surface, quality integrated appliances comprising AEG coffee machine, gas cooking range, microwave, space for fridge freezer and one and a half sink unit with drainer with retracting mixer tap, uPVC double glazed window and door to the rear.



Lounge -

A great size lounge with uPVC double glazed window to the front and patio doors to the rear accessing the conservatory, lovely feature radiators and wooden flooring.



First Floor Landing -

With LED lights on staircase approach, wooden flooring, ceiling light, cupboard housing central heating boiler and doors off.

Bedroom One - 12' 6" x 11' 0" (3.81m x 3.35m)

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



Bedroom Two - 12' 7" x 9' 5" (3.83m x 2.87m)

With built in wardrobes, uPVC double glazed window, radiator, ceiling light and wooden flooring.

Bedroom Three - 8' 8" x 7' 9" (2.64m x 2.36m)

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

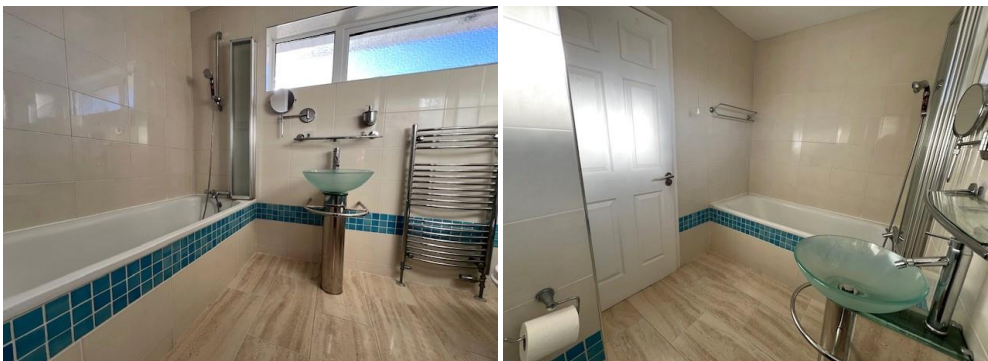


Bedroom Four - 8' 8" x 6' 3" (2.64m x 1.90m)

With uPVC double glazed window, radiator, ceiling light and wooden flooring.

Bathroom -

With a three piece suite comprising concealed cistern W.C. wash hand basin and panelled bath with shower over, opaque uPVC double glazed window.



Annexe -

Being accessed completely independently from the main house, although this could easily be changed as was previously accessible via the main house.

Kitchen and Lounge - 25' 9" x 10' 10" (7.84m x 3.30m)

With a range of wall, drawer and base units with contrasting working surfaces and a breakfast bar peninsula, tiled flooring, gas hob, electric oven, one and a half sink unit with drainer, wall mounted central heating boiler, uPVC double glazed window to the rear and door to side elevation, wooden flooring to a spacious lounge room with a uPVC double glazed window to the front and stairs to first floor.



First Floor Landing -

With loft access and doors off.

Bedroom One - 11' 1" x 10' 10" (3.38m x 3.30m)

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



Bedroom Two - 10' 10" x 6' 9" (3.30m x 2.06m)

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

Bathroom -

With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled bath with shower over, opaque uPVC double glazed window.



Outside -

There is double driveway parking to a detached garage, an open plan front lawn garden with well established plants, trees and shrubs.

Rear Garden -

Being of a private aspect with central lawn garden and flowerbed borders, paved patio area and personal door to detached garage.



Detached Garage -

With up and over door, power and light.

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