

Property Particulars

Kingsway West, Penwortham.



- **Traditional Semi Detached House**
- **Three Good Size Bedrooms**
- **Two Generous Reception Rooms**
- **Bathroom & Separate WC**
- **Excellent Location & Setting**
- **Stylish Character & Features**
- **Fitted Kitchen**
- **Gas Central Heating**

Offers in the Region Of £345,000

A very spacious and character filled traditional semi detached house set in the most popular and desirable location of Higher Penwortham. With three good size bedrooms, two generous reception rooms, fitted kitchen bathroom and separate WC, gas central heating and uPVC double glazing. There is a breathtaking rear garden being a great size, south facing and private. Mainly laid to lawn with lovely mature shrubs and plants and a sizeable paved patio area perfect for entertaining and alfresco dining. There is gas central heating and uPVC double glazing. There is a recently renewed driveway providing parking for several vehicles on approach to a detached garage. Within walking distance of Penwortham's most vibrant high street and catchment of outstanding local schools, excellent local amenities, services, bus routes and main road connectivity. Viewing is essential to fully appreciate the size, setting and feel this wonderful home to offer.

Entrance Hall -

With uPVC double glazed door and side panel to front elevation, ceiling light, radiator, tiled flooring, stairs to first floor and doors off.



Front Lounge - 14' 1" x 12' 4" (4.28m x 3.75m)

With a uPVC double glazed bay window to the front, gas fire with mantel surround, ceiling light, coving to ceiling and radiator.



Dining Room - 12' 2" x 10' 9" (3.71m x 3.27m)

A super bright room with a cast iron feature fireplace, laminate flooring, uPVC double glazed French doors and side panel windows accessing the south facing private rear garden, ceiling light, radiator.

Kitchen - 12' 10" x 9' 7" (3.91m x 2.93m)

With a range of wall, drawer and base units, contrasting working surfaces, electric hob and oven, extractor hood, stainless steel sink and drainer, fridge freezer, plumbed for washer and dishwasher, spot lights uPVC double glazed window to the rear and side door.



First Floor Landing -

A large gallery landing area with opaque uPVC double glazed window to the side, loft access with pull down ladder and part boarded, ceiling light, doors off.



Bedroom One - 10' 11" x 12' 0" (3.34m x 3.66m)

With a uPVC double glazed bay window to the front, radiator, ceiling light.



Bedroom Two - 11' 5" x 10' 9" (3.48m x 3.27m)

With a uPVC double glazed window to the rear overlooking the gorgeous rear garden, fitted wardrobes to one wall, ceiling light and radiator.



Bedroom Three - 7' 11" x 7' 11" (2.42m x 2.41m)

With a uPVC double glazed oriel window to the front elevation, ceiling light and radiator.



Bathroom -

With a two piece suit comprising 'P' shaped bath with profile shower screening and electric shower, Heritage wash hand basin set on vanity unit, opaque uPVC double glazed window to the side, ceiling light, heated towel rail and linen cupboard.



Separate W.C. -

With a low suit W.C. tiled elevations, opaque uPVC double glazed window, ceiling light.

Outside -

To the front is a newly laid driveway providing parking for several vehicles.

Detached Garage -

With up and over door, power and light.

Rear Garden -

The rear garden is outstanding, generous in size, south facing and private, laid to lawn with a great selection of plants and shrubs.



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