

Property Particulars

Moorhey Drive, Penwortham.



- **Traditional Semi Detached**
 - **Useful Loft Room**
 - **Fitted Kitchen**
 - **uPVC Double Glazing**
- **Three bedrooms**
- **Three Reception Rooms**
- **Gas Central Heating**
- **Driveway Parking & Garage**

£239,950

A traditional semi detached house in the most sought after location of Higher Penwortham.

The property has been extended and offers three bedroom and a useful loft room, front lounge, rear sitting room and a further dining room being adjacent to the kitchen. A uPVC double glazed constructed conservatory. There is gas central heating and uPVC double glazing. To the front is driveway parking and a detached garage for storage. There is an enclosed hard landscaped rear garden. The property is in need on some works and is within walking distance to Penwortham's vibrant high street with all it's excellent services, amenities, independent business, boutiques, restaurants and wine bars. Within catchment for outstanding local schools. The property is in need of some updating and has great further potential. Viewing is essential and the property is offered with No Chain Delay.

Entrance Hall -

With uPVC double glazed door to front, stairs to first floor and door to lounge.

Lounge - 13' 8" x 12' 6" (4.16m x 3.8m)

With uPVC double glazed window to the front, coal effect gas fire, original ceiling, ceiling light and door to second lounge.



Second Lounge - 12' 8" x 11' 5" (3.85m x 3.49m)

With electric fire and mantle surround, coving to ceiling, ceiling light, radiator, uPVC double glazed patio doors to the conservatory and open to dining room.

Dining Room - 11' 5" x 8' 9" (3.49m x 2.67m)

With uPVC double glazed window to the front, opaque uPVC double glazed window to the side and laminate flooring,



Kitchen -

With a range of wall, drawer and base units with contrasting working surfaces, integrated electric oven and microwave, gas hob with extractor hood above, one and a half stainless steel sink and drainer, integrated fridge/freezer and dishwasher, laminate flooring, uPVC double glazed window to the rear, pelmet down lights.



Utility room -

With plumbing for washer.

Conservatory - 8' 8" x 8' 10" (2.63m x 2.70m)

Being uPVC double glazed constructed, door to rear and tiled flooring.



First Floor Landing -

With opaque uPVC double glazed window to side, ceiling light, doors off and door to inner landing with stairs to loft room.

Bedroom One - 11' 7" x 13' 3" (3.53m x 4.04m)

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



Bedroom Two - 9' 4" x 10' 6" (2.85m x 3.20m)

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

Bedroom Three - 8' 5" x 7' 0" (2.57m x 2.13m)

With uPVC double glazed window to side, built in cupboard, ceiling light and radiator.



Bathroom -

With a three piece suite comprising low level W.C. pedestal wash hand basin and bath with shower over, part tiled elevations, tiled flooring and opaque uPVC double glazed window to the rear.



Loft room - 10' 7" x 11' 2" (3.22m x 3.40m)

With Velux window to roof.

Outside -

To the front there is driveway parking

Rear Garden -

Being fully enclosed with hard landscaping and garage store.



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