

Property Particulars

Howick Park Drive, Penwortham.



- **Traditional Semi Detached House**
- **Three Bedrooms**
- **Fitted Kitchen**
- **Gas Central Heating**
- **Exceptional Rear Garden Plot**
- **Two Reception Rooms**
- **Family Bathroom**
- **uPVC Double Glazing**

£255,000

A great family home set in the most popular and desirable area of Higher Penwortham. A traditional semi detached house with one of the largest rear gardens along this road, providing this property with lots of scope to potentially extend, subject to any necessary permissions, and create a forever home. There are three bedrooms, two reception rooms, well fitted kitchen and bathroom. The property does require updating however offers lots of potential. There is gas central heating and uPVC double glazing. To the front there is a garden and driveway parking to the rear detached garage. The rear garden is breathtaking creating a real oasis, well loved and cared for with a vast amount of mature plants, shrubs and trees and large central lawn, all this with a sunny and private aspect too. Outstanding local schools, services and amenities as well easy access to bus routes. Viewing is essential to fully appreciate the size, setting, potential and plot this amazing home has to offer.
Offered with No Chain Delay.

Entrance Vestibule -

An open entrance vestibule to the entrance hall, lovely composite door to the front elevation, leaded light window to the one side and quarry tiled flooring.



Entrance Hall -

With stairs to first floor, ceiling light, radiator, under stairs cupboard housing combi-boiler and lovely oak internal doors off.

Front Lounge - 11' 11" x 11' 0" (3.63m x 3.36m)

With a stone mullion style half bay uPVC double glazed window to the front, gas fire point with an ornate marble fireplace and hearth, ceiling light, radiator and coving to ceiling.



Back Lounge - 13' 1" x 10' 3" (4m x 3.12m)

With uPVC double glazed patio doors accessing the rear garden, radiator and ceiling light

Kitchen - 16' 9" x 5' 11" (5.1m x 1.8m)

With a range of wall, drawer and base units with contrasting working surfaces, gas hob with extractor hood, electric oven and uPVC double glazed window to the rear.



First Floor Landing -

With opaque uPVC double glazed customary designed original encapsulated window to the side, ceiling light, doors off.



Bedroom One - 13' 8" x 10' 6" (4.17m x 3.21m)

With a uPVC double glazed bay window to the rear elevation, benefitting from overlooking the amazing rear gardens, fitted bedroom furniture, radiator and ceiling light.



Bedroom Two - 10' 5" x 12' 0" (3.18m x 3.65m)

With a uPVC double glazed half bay window to the front elevation, radiator, fitted wardrobes and ceiling light.

Bedroom Three - 6' 7" x 6' 0" (2m x 1.82m)

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



Family Bathroom -

With a three piece suite comprising concealed cistern WC, wash hand basin set on vanity unit, 'P' shaped bath with glazed profile screening and a mains shower, opaque uPVC double glazed window to the side, fully tiled elevations, loft access point and heated towel rail.



Outside -

Driveway parking to the front on approach to a detached garage, central lawn garden and flowerbeds.

Detached garage -

A brick build garage with up and over door



Rear Courtyard -

A paved rear courtyard with breathtaking shrubs and plants to flowerbeds. Lots of mature flowering shrubs, creating a pathway to the rear garden.



Rear Garden -

A paved rear courtyard with breathtaking mature shrubs to flowerbeds and access to the rear garden. The rear garden is amazing having a sunny aspect with central lawn garden brick arched area, greenhouse, pathways and a vast amount of stunning plant specimens throughout the flowerbeds. Dragon flies fluttering across the garden and a flock of swallows flying overhead, all makes for an amazing garden and a real oasis! Open fields beyond providing a tranquil and private setting.



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