

## Property Particulars

### The Court, Aspels Crescent, Penwortham.



- **Ground Floor Purpose Built Flat in Excellent Location**
- **Spacious Lounge**
- **Gas Central Heating**
- **Two Double Bedrooms**
- **Dining Kitchen**
- **uPVC Double Glazing**
- **Rear Courtyard Patio**

**£140,000**

Very rarely do ground floor flats, on this lovely purpose built development, reach the open market. What this property offers is ground floor living in the most desirable setting of Higher Penwortham, within this select sought after location. There are two double bedrooms, a spacious lounge room, dining kitchen and a three piece bathroom suite. There is gas central heating and uPVC double glazing as well as parking and a garage. there is also a handy brick built store to the rear and a paved patio. The property is leasehold on a property owner share certificate basis, and is covered by a management company, whereby there is a monthly charge of £50.00. Perfect for a purchaser who wants all on one level and is perfect for easy access to local services, amenities, main road and bus route connections.

**Entrance Frontage -**

With a beautiful approach to this purpose built select development of flats, double frontage with uPVC double glazed door accessing the ground floor flat.

**Entrance Hall -**

With ceiling light, radiator, store cupboard and porch.

**Lounge - 16' 0" x 11' 9" (4.87m x 3.58m)**

With uPVC double glazed window to the front, radiator, ceiling light, wall lights, gas fire with mantel surround and door to dining kitchen.



**Kitchen/Diner - 13' 1" x 8' 2" (3.98m x 2.49m)**

With a range of wall, drawer and base units with contrasting working surfaces, electric oven, gas hob, sink unit, plumbed for washer and space for fridge freezer. Radiator and room to dine. uPVC double glazed window to the rear, door accessing rear and brick built store.



**Bathroom -**

With a three piece suite comprising, low suite W.C. wash hand basin and panelled bath with shower over.



**Bedroom One - 13' 2" x 10' 2" (4.01m x 3.10m)**

A lovely double bedroom with uPVC double glazed window to the rear selection of fitted wardrobes, top boxes, drawers and vanity area, ceiling light and radiator.



**Bedroom Two - 12' 4" x 8' 7" (3.76m x 2.61m)**

Another double bedroom with uPVC double glazed window to the front, ceiling light and radiator, fitted wardrobes, top boxes and drawers.

**Outside -**

There is a paved patio area overlooking the well kept communal gardens. There is also parking and a garage.



**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**