

## Property Particulars

### **Belgrave Avenue, Penwortham.**



- **Immaculately Presented**
- **Detached Chalet Style Bungalow**
- **Extremely Versatile Layout**
- **First Floor Modern Bathroom**
- **Bright Spacious Lounge**
- **Excellent Location**
- **Three Double Bedrooms**
- **A Stylish & Contemporary Feel Throughout**
- **Quality Dining Kitchen**

**£279,950**

An immaculately presented home set in the most popular and desirable location of Higher Penwortham. With exceptional kerb appeal this detached chalet style bungalow offers spacious and versatile accommodation, alongside a really stylish and contemporary feel throughout. With three double bedrooms, two up and one downstairs, fabulous sunny lounge room, well equipped dining kitchen, modern bathroom to the first floor. There is gas central heating and uPVC double glazing as well as gorgeous well established gardens to the front creating a lovely frontage with lots of driveway parking to a tandem double garage. The rear garden is also beautiful with a clever designed patio, sun terrace and well established flowers, plants and shrubs. There is a personal door to the 27'ft long garage. Close to outstanding local schools, main road connectivity and bus routes, as well as close proximity to Penwortham's vibrant high street. Viewing is a must to fully appreciate this wonderful home.

### **Entrance Hall -**

With uPVC double glazed door and side panel, stairs to first floor, ceiling light and doors off.



### **Lounge - 18' 2" x 10' 6" (5.53m x 3.20m)**

A stunning room with uPVC double glazed bay window to the front, stylish fire with sand stone mantel surround, radiator and two ceiling lights.



### **Bedroom Three / Second Sitting Room - 12' 0" x 10' 0" (3.65m x 3.05m)**

A lovely sitting room that can easily be utilised as bedroom three, uPVC double glazed French doors to the rear, radiator and ceiling light.

### **Kitchen/Diner - 17' 2" x 7' 8" (5.23m x 2.34m)**

With a quality range of wall, drawer and base units with granite working surfaces, integrated dishwasher, cooking range with extractor above, integrated fridge and microwave, Karndean flooring and uPVC double glazed windows to the side and rear.



### **First Flooring Landing -**

With uPVC double glazed window and doors off.

### **Bedroom One - 13' 4" x 10' 8" (4.06m x 3.25m)**

A gorgeous master bedroom with a range of built in wardrobes to one wall, uPVC double glazed window, radiator and ceiling light.



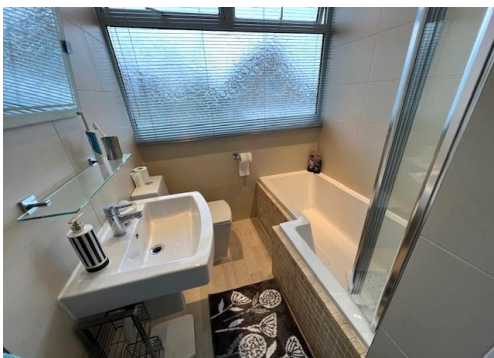
### **Bedroom Two - 11' 7" x 10' 7" (3.53m x 3.22m)**

With uPVC double glazed window, large built in storage cupboard, radiator and ceiling light.



### **Bathroom -**

With a stylish three piece suite comprising "P" shaped square bath with mains shower over and two shower head, low suite W.C. and wash hand basin.





### Gardens -

Front central lawn with well established and stocked flowerbed borders, paved patio areas and sun terrace, shed and greenhouse, a really uplifting garden is presented, door to garage.



### Attached Garage - 27' 0" x 10' 0" (8.22m x 3.05m)

With up and over door, power and light, rear window and personal door.

### 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**