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Property Particulars

Crookings Lane, Penwortham.

- **Renovated Semi Detached House in Sought After Location**
- **Two Spacious Reception Rooms**
- **uPVC Double Glazing**
- **Great Size Rear Garden**
- **New Dining Kitchen, Shower Room, Decor, Floor Coverings**
- **Gas Central Heating**
- **Garden to The Front & Driveway Parking**
- **Detached Garage**

£349,950

A renovated family home set in the heart of Higher Penwortham. This beautiful property offers modern living with the charm and size of a 1930's semi detached house. There are three bedrooms, two spacious reception rooms as well as dining area space in the newly replaced kitchen with integral appliances. The property has a new shower room, gas central heating and uPVC double glazing. The property is decorated throughout with quality floor coverings. Outside there is a garden to the front, driveway parking and a detached garage. The rear garden is a great size and offers a sunny and private aspect. Catchment for outstanding local schools, great local amenities and services and within walking distance to Penwortham's most vibrant district centre and all the wine bars, independent shops, boutiques bars and restaurants. Easy main road connectivity and bus routes. Viewing is essential and we are offering this property with No Chain Delay.

Entrance Vestibule -
With uPVC double glazed door to front and original glazed door to entrance hall.

Entrance Hall -
With original ceiling and staircase to the first floor.

Front Lounge - 13' 9'' x 12' 2'' (4.19m x 3.71m)
With a uPVC double glazed bay window to the front, radiator, ceiling light and original coving to ceiling.

Back Lounge - 14' 2'' x 12' 4'' (4.31m x 3.76m)
With a lovely large uPVC double glazed half bay window to the rear, radiator, ceiling light.

Kitchen/Breakfast Room - 20' 0'' x 6' 9'' (6.09m x 2.06m)
A beautiful bright and spacious area with new fitted kitchen having a range of contemporary wall, drawer and base units with contrasting working surfaces, integrated electric hob, oven and extractor, sink and drainer, plumbed for washer and integrated dishwasher. Under stairs store cupboard, door access to the rear and uPVC double glazed window.

First Floor Landing -
With original balustrade gallery landing, uPVC double glazed window to the side, doors off.

Bedroom One - 14' 0'' x 12' 2'' (4.26m x 3.71m)
With a uPVC double glazed bay window to the front, ceiling light and radiator.

Bedroom Two - 12' 3'' x 11' 10'' (3.73m x 3.60m)
With a uPVC double glazed window to the rear, radiator, ceiling light.

Bedroom Three - 7' 10'' x 7' 0'' (2.39m x 2.13m)
With a uPVC double glazed window to the front, ceiling light and radiator.

Shower Room -
With a three piece suite comprising glazed shower enclosure, wash hand basin set on a vanity unit and low suite W.C. opaque uPVC double glazed window.

Outside -
Garden fronted with driveway parking on approach to a detached garage.

Rear Garden -
A fabulous size rear garden with lawn, patio and well stocked borders.

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