

Property Particulars

Blashaw Lane, Penwortham.



- **Traditional Semi Detached House**
 - **Three Bedrooms**
 - **Gas Central Heating**
 - **Great Gardens Front & Rear**
 - **Viewing Essential**
- **Sought After Location**
- **Lounge, Dining Room & Kitchen**
- **uPVC Double Glazing**
- **Driveway Parking & Detached Garage**
- **No Chain Delay**

£195,000

A great opportunity to buy a family home in Higher Penwortham, although the property requires some updating offers great potential. There are three bedrooms, lounge, dining room and kitchen. driveway parking and a detached garage. Beautiful front and rear gardens. There is uPVC double glazing and gas central heating. Set on a lovely road and being within easy access to Penwortham's vibrant district centre and all the fabulous amenities, services, boutiques, wine bars and restaurants available. Outstanding local schools and main road and bus route connectivity. Viewing is essential and we are offering this property with No Chain Delay

Entrance Hall -

With a lovely wooden door and central glazed panel to the front elevations, meter cupboard, stairs to first floor with skirting radiator running along stairs. Door to lounge.

Lounge - 15' 3" x 14' 0" (4.64m x 4.26m)

A great size lounge with a uPVC double glazed bay window to the front, tiled mantel surround with an electric fire, although there is still a capped gas point there. Radiator, ceiling light and door to dining room.



Dining Room - 8' 0" x 8' 0" (2.44m x 2.44m)

Being ideally positioned right next to the kitchen, with a large built-in pantry, radiator, door to rear porch and a uPVC double glazed window to the rear overlooking the garden, door to kitchen.



Kitchen - 8' 6" x 5' 8" (2.59m x 1.73m)

With a range of base units, kitchenette style wall units, shelf areas, sink unit and drainer, electric cooker, space for fridge, uPVC double glazed window to the rear, paneled ceiling and lighting.

Rear Utility - 7' 4" x 6' 7" (2.23m x 2.01m)

Extremely useful timber and glazed constructed rear porch area, with doors accessing each side and plumbed for washer and space for dryer. There is also door access to a store room housing the central heating boiler.

First Floor Landing -

With a balustrade gallery landing, an opaque uPVC double glazed window to the side, ceiling light and doors off.

Bedroom One - 12' 8" x 10' 5" (3.86m x 3.17m)

A great master bedroom. with a uPVC double glazed bay window to the front elevation, built in and fitted wardrobes, fitted bed-head and bedsides, ceiling light and radiator.



Bedroom Two - 11' 0" x 10' 6" (3.35m x 3.20m)

Another generous double with a uPVC double glazed window overlooking the rear garden, and having a great range of built-in wardrobes to one wall with a useful vanity area. Radiator, ceiling light.



Bedroom Three - 6' 8" x 6' 6" (2.03m x 1.98m)

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

Shower Room -

A fabulous contemporary three piece suite comprising. wash hand basin set on a vanity unit, low suite WC, shower area with glazed screening and being fully tiled, opaque uPVC double glazed window to the rear. Fully tiled elevations and heated towel rail.



Outside -

To the front of the property there is a gorgeous well established garden and lots of driveway parking on approach to a detached garage.



Rear Garden -

To the rear, the garden sits nicely, overlooking other gardens beyond, and has a selection of planted areas, and a patio.

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.

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