

Property Particulars

Manor Lane, Penwortham.



- **Fully Renovated / Rebuilt Detached True Bungalow**
- **Three Bedrooms**
- **Open Plan, Formal Dining, Lounge & Kitchen**
- **Tasteful Quality Fixtures & Fittings**
- **Most Sought After Location - Higher Penwortham**
- **Formal Lounge**
- **Immaculately Presented Throughout**
- **Four Piece Bathroom**

Guide Price £435,000

Very rarely does such a stunning property reach the open market. This completely renovated detached true bungalow sits well in its plot, with top quality resin driveway. and K-rendered contemporary walls and posts. There is a spacious open plan, family room, lounge, kitchen and dining, with an exceptional stylish shaker style kitchen, with an island unit and cooking range, as well as a great selection of integrated appliances. There are three generous bedrooms and a four piece bathroom suite. Outstanding garden layout and design, detached garage and timber hobby room. The property is presented to the highest standard, with quality finishes, fixtures and fittings throughout. To fully appreciate this amazing home viewing is essential. Close to excellent local services, amenities and bus routes.

Entrance Porch -

With great attention to detail, picture windows and radiator. A glazed side panel, tiled flooring and door to back.



Open Plan, Formal Dining, Lounge & Kitchen

Kitchen Area -

With an exceptional stylish shaker style kitchen range of wall, drawer and base units with contrasting working surfaces, an island unit and cooking range, as well as a great selection of integrated appliances.



Sitting Area -

Another stunning room with excellent natural light via double glazed sliding doors to rear and glazed door to the side. With laminate flooring, spotlights and a feature radiator.



Dining Room -

Plenty of space for entertaining and lots of room for a generous dining set. With uPVC double glazed window to the side and feature radiator.

Bedroom One - 12' 0" x 10' 0" (3.65m x 3.05m)

With a uPVC double glazed window to the rear, laminate flooring, a great range of fitted wardrobes and drawers and a feature radiator.



Bedroom Two - 11' 10" x 10' 0" (3.60m x 3.05m)

With uPVC double glazed window, ceiling light and radiator.



Bedroom Three - 10' 0" x 7' 9" (3.05m x 2.36m)

Currently utilised as a home office.



Bathroom -

A very generous bathroom with a four piece suite, comprising quadrant glazed shower compartment, paneled bath, wash hand basin set in featured vanity unit and low suite W.C. Opaque uPVC double glazed window and heated towel rail.

Outside -

To the front of the property no expense has been spared in the amazing landscaped areas. On approach to the driveway there is a cobbled approach to the main drive which is quality resin, sloped down gravel. Surrounding are a selection of plants and shrubs.

Rear Garden -

Superbly designed and presented, 'step down' lawn garden with a selection of plants and shrubs.



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