

Property Particulars

Aspels Crescent, Penwortham.



- **Detached Dormer Bungalow**
- **Extremely Versatile Accommodation**
- **Three Double Bedrooms**
- **Generous Size Formal Lounge**
- **Most Sought After Location**
- **Quality Modern Finish Throughout**
- **En Suite & Main Bathroom**
- **Stunning Open Plan Sitting Room, Dining & Kitchen**

£327,500

A great opportunity to purchase a stunning detached bungalow, with extremely versatile accommodation, offered over two floors this dormer bungalow has it all. You are welcomed by a spacious bright entrance hall to gorgeous modern living, with doors off to a great size lounge, lovely double bedroom, generous bathroom and an outstanding open plan, lounge, dining room, well equipped kitchen and most useful utility room. The attached garage is also accessed from inside the property. The first floor offers two further double bedrooms, great size landing and a stylish en suite. There are beautiful low maintenance gardens to both front and rear and pressed concrete driveway parking on approach to the attached garage. Close to excellent local amenities, services, bus routes and close proximity to Penwortham's vibrant district centre. Viewing is essential to fully appreciate the location, setting and high standard of finish throughout this much loved home.

Entrance Hall - 16' 7" x 9' 7" (5.05m x 2.92m)

With a composite door and side window panel to the front, ceiling light, laminate flooring and doors off



Formal Lounge - 16' 4" x 12' 0" (4.97m x 3.65m)

A spacious and yet still cozy main lounge with a uPVC double glazed window to the front, radiators, ceiling light



Open plan Lounge, Dining and Kitchen -

Lounge/Diner - 20' 1" x 13' 0" (6.12m x 3.96m)

With a stunning media wall, double glazed bi-folding doors overlooking and accessing the rear garden, ceiling light and laminate flooring, opening into the dining area with a uPVC double glazed window to the rear, laminate flooring, opens to kitchen



Kitchen - 12' 1" x 8' 1" (3.68m x 2.46m)

With a well equipped kitchen, range of wall, drawer and base units, granite working surfaces, dual fuel cooking range, under slung one and a half Stainless Steel sink unit, plumbed for dishwasher, part tiled, uPVC double glazed window to the front, tiled flooring, open to utility.



Utility room - 10' 2" x 9' 2" (3.10m x 2.79m)

A spacious area with a uPVC double glazed door, window and roof light. Units housing an American Style Fridge Freezer, plumbed for washer, door to garden.



Ground Floor Bedroom Three - 10' 4" x 9' 0" (3.15m x 2.74m)

A gorgeous sunny room with laminate flooring, ceiling light, uPVC double glazed window to front



Ground Floor Bathroom - 8' 1" x 7' 0" (2.46m x 2.13m)

A spacious bathroom with a three piece suite comprising concealed cistern W.C. wash hand basin set on a useful vanity unit with drawers and cupboards beneath, "P" shaped bath with a mains shower over and profile shower screen, fully tiled elevations, tiled flooring, two uPVC double glazed windows to the side, heated towel rail and spot lights.

First Floor Landing -

A generous size landing with two ceiling lights and doors off

Bedroom One - 16' 6" x 10' 0" (5.03m x 3.05m)

A spacious Master bedroom with built in wardrobes to one wall, laminate flooring, ceiling light, radiator, uPVC double glazed window to the front,



En-suite -

With a three piece suits comprising low suite W.C. wash hand basin in Vanity unit, glazed shower enclosure with mains shower, water resistant panelled door to shower, heated towel rail and opaque uPVC double glazed window to the front



Bedroom Two - 12' 3" x 12' 0" (3.73m x 3.65m)

With a uPVC double glazed window, storage to the eaves, laminate flooring, radiator and built in wardrobes, one of which houses the central heating boiler



Outside -

To the front there is parking for several vehicles on a patterned concrete driveway, secure side gated access on approach to the attached garage.

Garage - 17' 0" x 8' 4" (5.18m x 2.54m)

With electric up and over door, power and light

Rear Garden -

Being designed with low maintenance in mind there is a patterned concrete sun terrace with bespoke garden bench seating, gravel areas for pots and level raised flower bed borders. Private and sunny with secure access to both sides of the property.



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 till 5.30pm Saturday 9.00am till 4.00pm