

## Property Particulars

### **The Aspels, Penwortham.**



- **Great Size Traditional Semi Detached House**
- **Two Spacious Reception Rooms**
- **Dining Kitchen**
- **Modern Bathroom**
- **Three Good Size Bedrooms**
- **Excellent Location & Setting**
- **Corner Plot Rear Gardens**
- **Gas Central Heating**

**Offers in Excess of £299,950**

A great opportunity to purchase a great size traditional family home in Higher Penwortham. Being set in an enviable corner spot providing gardens to the front side and rear and allows space for lots of driveway parking. The accommodation flows well and is of a generous size, offering, three good sized bedrooms, entrance porch and a most welcoming entrance hall. A front lounge room and rear dining room overlooking and accessing the rear gardens. There is a spacious dining kitchen and useful utility room which provides access to the rear. A modern three piece bathroom suite. There is gas central heating and uPVC double glazing. There is a hard landscaped garden to the front driveway parking approaching the garage. To the rear there is a lovey garden which then extends to the side area, this whole area has pathways, lawn garden and a great selection of fruit bushes and trees. Viewing is essential to fully appreciate the size, setting and location of this lovely home. Close proximity to Penwortham's vibrant high street with all the excellent local services, amenities independent businesses, boutiques, bars and restaurants. Outstanding local schools.

**Entrance Porch - 8' 9" x 5' 8" (2.67m x 1.73m)**

With uPVC double glazed door and side glazed panels to front, quarry tiled flooring, ceiling light and door to entrance hall.

**Entrance Hall - 9' 3" x 8' 8" (2.81m x 2.64m)**

With original glazed and wooden framed door and side panel, turning back staircase to first floor, ceiling light, storage cupboards and doors off.



**Lounge - 16' 6" x 11' 5" (5.03m x 3.48m)**

With original coving to ceiling, electric fire in a lime effect mantel surround, inset and hearth, uPVC double glazed bow window to front, profile radiator and ceiling light, opening to dining room.



**Dining Room - 10' 6" x 9' 4" (3.21m x 2.84m)**

With uPVC double glazed door and side windows overlooking and accessing the rear, radiator and ceiling light, door to kitchen.



**Kitchen/Diner - 10' 6" x 8' 9" (3.19m x 2.66m)**

A lovely bright and spacious dining kitchen with a range of wall, drawer and base units with contrasting working surfaces, single stainless steel sink and drainer, gas cooker point, uPVC double glazed window to the side, ceiling light point and two storage cupboards, door to utility room.



**Utility room - 8' 8" x 6' 2" (2.65m x 1.89m)**

With uPVC double glazed window to the rear and door to side, working surface, plumbed for washer and dishwasher with space for a dryer and upright fridge freezer, wall mounted combi boiler.



**First Floor Landing -**

With a turning back staircase, opaque uPVC double glazed window to the side, doors off and loft access point via retracting ladder - being part boarded with power and having uPVC double glazed window to the side gable.

**Bedroom One - 16' 8" x 11' 4" (5.08m x 3.46m)**

A great size bright Master Bedroom with uPVC double glazed bow window to the front with profile radiator, a great range of fitted wardrobes and vanity area to one wall and ceiling light point.





### Bedroom Two - 11' 6" x 9' 3" (3.5m x 2.83m)

With uPVC double glazed window overlooking the rear garden, radiator and ceiling light.



### Bedroom Three - 9' 5" x 8' 1" (2.88m x 2.47m)

With uPVC double glazed window overlooking rear garden, fitted wardrobes and top boxes with bedhead area and fitted cupboard, radiator and ceiling light.

### Bathroom -

With a three piece suite comprising paneled bath with shower over, wash had basin and low suite W.C. opaque uPVC double glazed window to front.

### Outside -

To the front is hard landscaping and driveway parking on approach to the detached garage

### Detached Garage -

With newly replaced roof.

### Rear Garden -

To the rear there is a lovely garden which then extends to the side area, this whole area has pathways, lawn garden and a great selection of fruit bushes and trees.



**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**