

## Property Particulars

### Marshalls Brow, Penwortham.



- Beautiful Mid Garden Fronted Cottage
- Great Local Community
- Well Designed Kitchen
- Downstairs Cloaks WC
- Sought After Location
- Spacious Lounge
- Large Under Stairs & Useful Inner Hall
- First Floor Shower Room

**£159,950**

A gorgeous garden fronted cottage set in the most popular location of Penwortham, in the fabulous community area of Middleforth. There are two bedrooms, a spacious lounge, well designed fitted kitchen, a useful inner hall and downstairs cloaks W.C. To the first floor is a contemporary shower room. Being beautifully presented and decorated with a high standard of finish throughout. The property has uPVC double glazing and gas central heating. there is a stylish enclosed rear courtyard and on street parking. Close to excellent local amenities, bus routes, schools and services as well as being in close proximity to excellent local walks along the River Ribble and the award winning Preston parks Avenham and Miller. Viewing is essential and the property is offered with No Chain Delay

**Entrance Vestibule -**

With door to front elevation and door to Lounge.

**Lounge - 15' 0" x 11' 9" (4.57m x 3.58m)**

A lovely lounge room with a feature chimney breast, beautifully decorated, uPVC double glazed window to the front, radiator and door to Kitchen.



**Kitchen - 8' 9" x 8' 8" (2.66m x 2.64m)**

With a range of wall, drawer and base units with contrasting working surfaces, electric oven and hob, one and a half sink unit, integrated washing machine, open to under stairs creating a great space for a fridge freezer, uPVC double glazed window to the rear, stairs to first floor and opening to the Inner Hall.



**Inner Hall -**

With uPVC double glazed door to side accessing rear, door to downstairs Cloaks W.C.



**Cloaks W.C. -**

With a two piece suite comprising low suite W.C. wash hand basin and opaque uPVC double glazed window to the rear.

**First Floor Landing -**

With ceiling light and doors off.

**Bedroom One - 14' 0" x 12' 0" (4.26m x 3.65m)**

A lovely double bedroom with uPVC double glazed window to the front elevation, ceiling light and radiator.



**Bedroom Two - 8' 8" x 5' 4" (2.64m x 1.62m)**

With uPVC double glazed window to the rear with a gorgeous outlook to the rear courtyard, radiator and ceiling light.

**Shower Room -**

With a three piece suite comprising low suite W.C. wash hand basin and glazed shower enclosure with electric shower, fully tiled elevations, opaque uPVC double glazed window to the rear.



**Outside -**

To the front of the property is a garden area and pathway leading to the property.

**Rear Courtyard -**

An enclosed private rear courtyard with gated access to rear lane. Beautifully paved with rendered walls.



**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**