

Property Particulars

Crownlee, Penwortham.



- **Semi Detached True Bungalow**
- **Cleverly Redesigned Layout**
- **Spacious Well Equipped Kitchen**
- **Excellent Community Centre**
- **Over 55's Development**
- **Fabulous Lounge Overlooking Patio**
- **Stylish Three Piece Shower Room**
- **Newly Replaced uPVC Double Glazing**

Offers in the Region Of £139,950

A great opportunity to purchase a lovely 'redesigned' true bungalow with a beautiful bright lounge with patio doors overlooking the peaceful and private rear patio. This over 55's residence is situated in the most popular location of Crownlee in Penwortham. An outstanding setting with offering a great community with service available from the newly renovated onsite community centre where there are organised activities, subsidised meals and even accommodation for family visitors. There is a generous master bedroom, stylish three piece shower room, and a fabulous well equipped modern fitted kitchen. There is new replaced uPVC double glazing, gas central heating, driveway parking. Close by is Sainsburys local, bus routes and at the top pf Central Drive is Liverpool Road with all it's excellent independent shops, boutiques, restaurants and bars. Viewing is essential to fully appreciate the layout, quality of finish and location. The bungalow is offered with No Chain Delay

Entrance Hall -

A bright hall with a quality composite door to the front elevation, radiator, ceiling light and doors off. Large storage cupboard housing central heating boiler.

Lounge - 12' 7" x 11' 11" (3.83m x 3.64m)

A fabulous room with uPVC double glazed patio doors overlooking the rear patio and lawn garden beyond. Wall mounted electric fire, radiator, ceiling light and archway opening to the well equipped kitchen.



Kitchen - 10' 10" x 7' 2" (3.29m x 2.18m)

A great use of space with a good selection of wall drawer and base units with contrasting working surfaces and tiled splash back areas. Induction hob, extractor hood, electric double oven, space for upright fridge freezer, plumbed for washer and a uPVC double glazed window to the rear.



Bedroom One - 12' 8" x 10' 10" (3.87m x 3.29m)

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



Shower Room - 8' 0" x 8' 0" (2.43m x 2.45m)

A modern and bright room with a three piece suite comprising double size step in shower with glazed screening and mains shower, wash hand basin and concealed cistern WC to a useful vanity area, fully tiled elevation, opaque uPVC double glazed window to the front., Heated towel rail ceiling light and extractor fan.

Outside -

To the front there is an open plan lawn, gorgeous mature hydrangea and driveway parking.



Rear Patio -

A paved rear patio with lots of space for outdoor sitting and dining, overlooking the communal lawn and being of a private aspect.

Property Information -

The property is of Freehold tenure and has a monthly service charge which covers, building insurance, external maintenance, community centre and it's subsidised meals, laundry and overnight accommodation for family members (there may be a small additional charge for this at point of use) Window cleaning, common area maintenance, lawn cutting and garden care. The current month charge is £320.00 per month

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

