

Property Particulars

Blashaw Lane, Penwortham.



- **Traditional Semi Detached House - Sought After Location**
 - **Like A Brand New Home**
 - **Newly Decorated & Floor Coverings Throughout**
 - **Spacious Lounge**
- **Modernised Throughout**
 - **New Dining Kitchen**
 - **Three Bedrooms**
 - **Contemporary Shower Room**

£295,000

We are delighted to offer for sale this stunning renovated family home in the most sought after location of Higher Penwortham. Having undergone modernisation and being newly decorated, gas central heating and lovely floor coverings as well as a new contemporary dining kitchen, there is also a very stylish shower room. There are three bedrooms and a spacious lounge, driveway parking for several vehicles and a detached garage as well as front and rear gardens. This beautiful home sits on a popular lane with great kerb appeal.

Outstanding local schools and amenities, bus routes, and being in close proximity to Penwortham's vibrant centre. Viewing is essential and we are offering this lovely home with No Chain Delay.

Approach -

A beautiful approach being very well set back within a well established and maintained front garden, giving this wonderful home such great kerb appeal. From here there is also lots of driveway parking on approach to the detached garage.

Entrance Hall -

With a solid stylish wooden door to the front. stairs to first floor, door to lounge.

Lounge - 15' 3" x 14' 0" (4.64m x 4.26m)

A bright and spacious room with a uPVC double glazed window to the front, radiator and ceiling light. Recently decorated and newly fitted carpeting.



Kitchen/Diner - 16' 0" x 8' 0" (4.87m x 2.44m)

With plenty of room for dining and the kitchen offers a contemporary range of wall, drawer and base units with contrasting working surfaces. A great selection of integral appliances, dishwasher, electric oven, gas hob and extractor hood and integrated fridge freezer.

Under stairs Laundry Area -

A great use of space with plumbing for washer.

First Floor Landing -

With a window to the side, ceiling light, and doors off.

Bedroom One - 12' 8" x 10' 5" (3.86m x 3.17m)

A great size master bedroom with a uPVC double glazed bay window to the front, ceiling light and radiator.



Bedroom Two - 11' 0" x 10' 6" (3.35m x 3.20m)

Another generous double bedroom with a uPVC double glazed window to the rear, ceiling light and radiator.

Bedroom Three - 6' 8" x 6' 6" (2.03m x 1.98m)

With a uPVC double glazed window to the front, radiator and ceiling light.

Shower Room -

A great contemporary shower room with a three piece suite comprising, step in shower area with mains shower and being fully tiled, wash hand basin set on a vanity unit, low suite WC and tiled flooring and walls.



Outside -

To the front is a lovely well stock garden, and creates a superb first impression driveway parking on approach to garage.

Rear Garden -

With a stylish tile patio leading to rear garden. Sunny and private aspect.



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