

Property Particulars

Priory Lane, Penwortham.



- **Traditional Semi Detached House**
- **Two Reception Rooms**
- **Outstanding Local Schools**
- **uPVC Double Glazed**
- **Three Bedrooms**
- **Most Sought After Location - Higher Penwortham**
- **Gas Central Heating**

£189,950

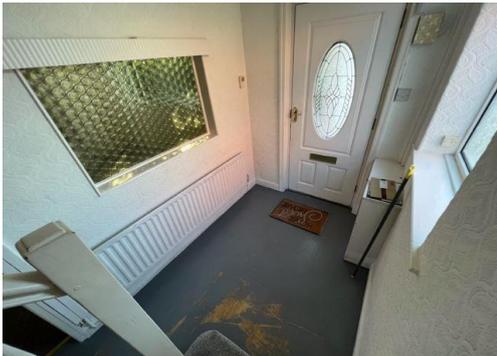
A traditional semi detached home set in the most sought after location of Higher Penwortham, with three bedrooms, two reception rooms, kitchen, bathroom, gas central heating and uPVC double glazed. There is driveway parking and a detached garage. To the rear there is an enclosed sunny garden. The property is Freehold and is offered with No Chain Delay. Catchment for outstanding local schools, Close to excellent services and local amenities as well being close to Penwortham's vibrant district centre. Viewing is essential to fully appreciate the location and further potential this lovely home has to offer.

Entrance Vestibule -

With sliding double glazed door to front elevation, tiled flooring and a wooden door with a central bevelled leaded glazed panel to the entrance hall.

Entrance Hall -

With meter cupboard, stairs to the first floor, laminate flooring, uPVC double glazed window to side elevation, single panel radiator, ceiling light point, under stairs storage cupboard, doors off.



Lounge - 11' 11" x 10' 9" (3.63m x 3.27m)

With a uPVC double glazed window to the rear elevation, beautiful coal effect living flame gas fire set within a limestone inset, surround and hearth, double panel radiator, ceiling light point, electric sockets T.V. aerial point



Dining area - 12' 3" x 11' 3" (3.73m x 3.43m)

With diamond leaded uPVC double glazed bay window to front elevation, built in fitted cupboards to each chimney recess with a central fitted cupboard in the chimney breast, double panel radiator, ceiling light point, electric sockets.

Kitchen - 8' 9" x 5' 11" (2.66m x 1.80m)

With a range of fitted wall, drawer and base unit with contrasting working surfaces, circular stainless steel sink and circular drainer with mixer tap over, uPVC double glazed window to side elevation, wall mounted central heating boiler, part tiled elevations, half wooden panelled elevations to the remainder of the room, door to rear porch



Rear Porch -

Double glazed with door access top the rear, tiled flooring, electric sockets, plumbing for automatic washing machine.



First Floor Accommodation- -

Landing -

With spindle balustrade galleried landing with ceiling light point, loft access point, uPVC double glazed window to side elevation and doors off.

Bedroom One - 13' 8" x 9' 0" (4.16m x 2.74m)

With built in wardrobes to one wall, ceiling light point, electric sockets, single panel radiator, uPVC double glazed diamond leaded bay window to front elevation.



Bedroom Two - 10' 11" x 10' 8" (3.32m x 3.25m)

With uPVC double glazed window to rear elevation, built in cupboard, ceiling light point, electric sockets, single panel radiator.



Bedroom Three - 7' 6" x 6' 9" (2.28m x 2.06m)

With uPVC double glazed diamond leaded window to front elevation, ceiling light point, electric sockets, single panel radiator.

Bathroom -

With a three piece suite comprising, low suite W.C. pedestal wash hand basin, panelled bath with mixer tap shower attachment, fully tiled elevation, opaque uPVC double glazed window to rear elevation, laminate flooring, ceiling light point, single panel radiator.

Outside- -

Front -

To the front of the property, the garden is mainly hard landscaped and there is driveway parking on approach to a detached single garage

Detached Single Garage -

With up and over door, power and light.

Rear -

To the rear, the garden is hard landscaped with steps up to a paved patio area, there are flower bed borders and privet hedging enclosing.



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