

## Property Particulars

### **Ryefield Avenue, Penwortham.**



- Semi Detached House
- Two Double Bedrooms
  - Front Lounge
- Generous Size Dining Kitchen
- Great Location
- Extremely Versatile Property
  - Rear Breakfast Room
- Adjacent Side Extension Room To Kitchen

### **Offers in Excess of £149,950**

A fabulous family home in the most popular location of Penwortham with excellent local services, amenities, bus routes and outstanding schools. This lovely home offers versatile accommodation and provides two double bedrooms, front lounge room, rear breakfastroom and a very generous dining kitchen. Adjacent to the kitchen is an extended area with double doors to the front utility area with room for white goods and a wall mounted central heating boiler. This space could be renovated to create additional reception area and bedroom, subject to any necessary planning permissions or building regulation requirements. There is a modern bathroom, gas central heating and uPVC double glazing. To the front is a neat spacious garden and patterned concrete driveway parking. To the rear is a great size sunny garden with Indian sandstone paved patio areas and a central lawn garden, with majority replaced fencing enclosing. Viewing is essential to full appreciate the setting, size and versatility of this great property.

### Entrance Hall -

With door to front, door to lounge and stairs to first floor.

### Lounge - 12' 6" x 11' 5" (3.81m x 3.48m)

With uPVC double glazed window to the front, fire place and opening to Breakfast Room.



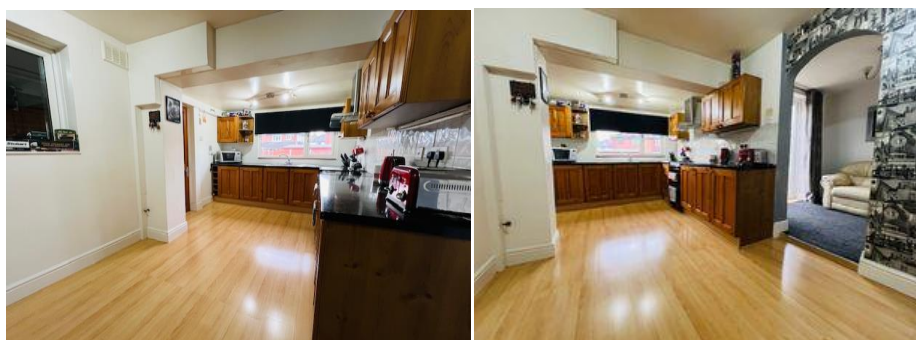
### Breakfast Room - 8' 0" x 8' 0" (2.44m x 2.44m)

A lovely morning room with uPVC double glazed door to rear.



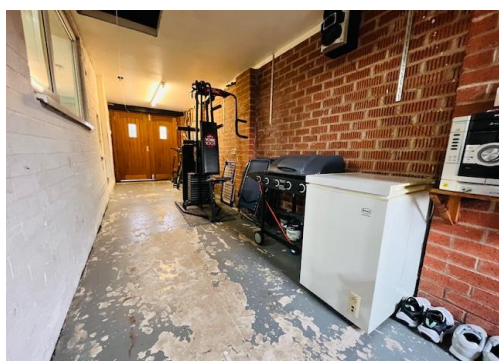
### Kitchen/Diner - 9' 10" x 8' 11" (2.99m x 2.72m)

A great size room with laminate flooring, uPVC double glazed window to the rear, a selection of wall, drawer and base units with contrasting working surfaces, sink and drainer, cooker point door to side room.



### Side Room - 28' 4" x 6' 7" (8.63m x 2.01m)

A great store room or potential additional bedroom or utility dependent on any necessary building regulations.



### **First Floor Landing -**

With doors off.

### **Bedroom One - 14' 3" x 9' 5" (4.34m x 2.87m)**

With two uPVC double glazed windows to the front elevation, radiator, ceiling light and built in cupboard



### **Bedroom Two - 12' 7" x 10' 10" (3.83m x 3.30m)**

With uPVC double glazed window to the rear, ceiling lights and radiator.

### **Bathroom -**

With a three piece suite comprising panelled bath, pedestal wash hand basin and low suite W.C.



### **Outside -**

A spacious front garden with lawn area, flowerbeds and pressed patterned concrete driveway.

### **Rear Garden -**

A great size sunny rear garden having been recently re-fenced with central lawn area.



### **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.

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**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		