

Property Particulars

Carleton Drive, Penwortham.



- **Detached Family Home**
- **Excellent Location**
- **Modern Fitted Kitchen**
- **Driveway Parking**
 - **Garage Store**
- **Excellent Location**
- **Lots Of Character**
- **Three Bedrooms**
- **Four Reception Rooms**
- **uPVC Double Glazing**
- **Enclosed Sunny Rear Garden**
- **Outstanding Local Schools**
- **Viewing Essential**

Offers in the Region Of £350,000

A lovely character filled detached family home in the most sought after location of Higher Penwortham. Being set on a tree lined road amongst a selection of 1930's build quality homes, There are three bedrooms and a modern three piece bathroom, stylishly designed throughout with special care taken to make the most of the original features which include leaded light windows in the front door and it's side panels, encapsulated leaded light windows to the large bay window to the front lounge reception room, there is also a rear lounge and dining room as well as a home office/boot room and a breakfast room adjacent to the well fitted kitchen. The property has gas central heating and uPVC double glazing, driveway parking to the front and a lovely enclosed rear garden. There are outstanding local schools, and the property is within walking distance to Penwortham's vibrant high street with

all the excellent local independent shops, boutiques, bars, coffee shops and restaurants, as well as local bus routes. Viewing is essential to fully appreciate the size, setting, location and presentation of this beautiful home.



Entrance Vestibule -

With uPVC double glazed doors to the front. Leaded light door and side panels to entrance hall.

Entrance Hall -

With laminate flooring, ceiling light, beautiful staircase to first floor, coving to ceiling, doors off.



Lounge - 13' 9" x 12' 2" (4.2m x 3.7m)

With a leaded light uPVC double glazed bay window to the front, contemporary style fire, original coving to ceiling, ceiling light, radiator and laminate flooring.

Second Lounge - Dining Room - 12' 2" x 12' 2" (3.7m x 3.7m)

Another stunning reception room with patio doors to the rear, original coving to ceiling, laminate flooring, gas fire with mantel surround.



Kitchen - 16' 5" x 5' 11" (5m x 1.8m)

A well fitted kitchen with a range of contemporary wall, drawer and base units with contrasting working surfaces, electric hob and oven, canopied extractor hood, porcelain sink and drainer, plumber for washer, uPVC double glazed window to rear, door to breakfast room and door to utility porch.



Breakfast Room - 9' 10" x 5' 9" (3m x 1.75m)

A great room with a Velux window to the roof, laminate flooring, and uPVC double glazed window to the rear.

Rear Utility Porch - 7' 10" x 4' 11" (2.4m x 1.5m)

Being part brick built and uPVC double glazed constructed porch with uPVC double glazed door accessing the rear.

Home Office & Boot Room - 10' 3" x 5' 9" (3.13m x 1.74m)

A most versatile room with fitted cupboards and hanging space for coats, shoes etc. still with ample room for a home office, with uPVC double glazed window and door to front elevation, laminate flooring, radiator and ceiling light.



First Floor Landing -

With a stylish spindled balustrade gallery landing, uPVC double glazed window to the side ceiling light, doors off .



Bedroom One - 14' 1" x 12' 2" (4.28m x 3.71m)

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



Bedroom Two - 12' 4" x 10' 11" (3.75m x 3.34m)

Another very generous double bedroom with a uPVC double glazed window to the rear, built in cupboards, ceiling light , radiator.



Bedroom Three - 7' 10" x 6' 0" (2.4m x 1.83m)

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



Family Bathroom -

With a three piece suite comprising, 'P' shaped bath with profile glazed screening and mains shower, low suite w.c. pedestal wash hand basin, fully tiled elevations, uPVC double glazed window to the rear, heated towel rail.



Outside -

To the front of the property there is driveway parking, hedges and flower bed borders.



Rear Garden -

With a useful garage store, central lawn garden and flower bed borders, and a stylish roof covered rear verandah, perfect for alfresco dining or entertaining family and friends.

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 till 5.30pm

Saturday 9.00am till 4.00pm

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		