

Property Particulars

Wembley Avenue, Penwortham.



- **Traditional Semi Detached House**
- **Two Reception Rooms**
- **Family Bathroom**
- **Great Size Private Rear**
- **Three Bedrooms**
- **Kitchen**
- **In Need Of Some TLC**
- **On Street Parking**

Offers in Excess of £185,000

A semi detached house set in the heart of Higher Penwortham, although in need of some TLC this lovely home has three bedrooms, front lounge and open plan dining room to the kitchen. There is gas central heating and gardens to the front and rear. A great price to get a property in this most sought after location with catchment for local outstanding schools, excellent local amenities and a short walk to Penwortham's vibrant district centre. The property is offered with No Chain Delay

Entrance Hall -

uPVC double glazed front door, double panel radiator, Dado rail, staircase to first floor landing, meter cupboard, under stairs storage cupboard.

Lounge - 11' 4" x 10' 11" (3.45m x 3.32m)

uPVC double glazed exterior door leading to rear garden, double paneled radiator, ceiling light point, feature chimney breast.

Kitchen - 8' 3" x 5' 5" (2.51m x 1.65m)

Range of fitted wall and base units including single stainless steel sink unit, plumbed uPVC double glazed window, extractor hood, ceiling light placement.



Dining Room - 11' 3" x 10' 8" (3.43m x 3.25m)

uPVC double glazed exterior door leading to rear garden, double paneled radiator, ceiling light point.

Landing -

Loft access, ceiling light point, sprinter balustrade.

Bedroom 1 - 11' 4" x 10' 7" (3.45m x 3.22m)

uPVC double glazed window, single paneled radiator, cupboard housing gas boiler, ceiling light placement.



Bedroom 2 - 11' 5" x 10' 8" (3.48m x 3.25m)

uPVC double glazed window, double paneled radiator, ceiling light placement.



Bedroom 3 - 5' 9" x 6' 11" (1.75m x 2.11m)

uPVC double glazed window, single paneled radiator, ceiling light point.

Bathroom W.C - 5' 8" x 6' 0" (1.73m x 1.83m)

Over head shower, pedestal wash hand basin, low suite W.C, uPVC double glazed frosted window, inset ceiling light point, chrome head towel extractor, tiled walls



Rear Garden -

Private garden, patio area.



Front garden -

Meter cupboard and access to the rear.

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