

Property Particulars

Shaftesbury Avenue, Penwortham.



***Extended Semi-Detached House**

***Three Bedrooms**

***Dining Kitchen**

***Modern uPVC Double Glazing**

***Great Sought-after Location**

***Two Reception Rooms**

***Gas Central Heating**

*** Sunny Private Rear Garden**

£239,950

An extended traditional semi-detached house set in the sought after location of Higher Penwortham. This lovely home has three bedrooms, front lounge and a spacious rear lounge extended to provide a garden room with patio doors accessing and overlooking the private and sunny rear garden. There is a dining kitchen and family bathroom. The property has gas central heating and uPVC double glazing. There is a larger than average size detached garage with power and light. There is driveway parking and a lovely front garden. Within walking distance of Penwortham's vibrant district centre, outstanding local schools, services, amenities and bus route. Viewing is essential and is being offered with No Chain Delay.

Entrance Hall -

With storage under stairs to first floor, ceiling light, radiator, uPVC double glazed door to front, uPVC double glazed side window and doors off.

Front Lounge - 12' 5" x 11' 6" (3.78m x 3.50m)

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



Back Lounge & Garden Room - 20' 6" x 10' 10" (6.24m x 3.30m)

Being extended and provides a reception room as well as a garden room, a great space with uPVC double glazed patio door to the rear, radiator, two ceiling lights, wall lights, gas fire with inset marble hearth and surround.



Kitchen - 17' 0" x 6' 0" (5.18m x 1.83m)

With a range of wall, drawer and base units with contrasting working surfaces, electric oven with extractor above, one and a half sink unit and drainer, plumbed for washer and space for white goods, uPVC double glazed window to the side and uPVC double glazed door and side panel to side.



First Floor Landing -

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

Bedroom One - 13' 8" x 10' 4" (4.16m x 3.15m)

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



Bedroom Two - 10' 10" x 9' 10" (3.30m x 2.99m)

With a uPVC double glazed window overlooking the lovely rear garden, ceiling light and radiator.

Bedroom Three - 7'465" 0" x 0' 0" (2273.60m x 0.00m)

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



Bathroom -

With a three piece suite comprising low suite W.C. wash hand basin and panelled bath with electric shower over, half tiled elevations, radiator and opaque double glazed window to the rear.

Outside -

To the front there is a lawn garden and driveway parking approaching the detached garage.

Rear Garden -

A very well-established rear garden with central lawn and mature well established flower bed border.



Detached garage -

Good size with up and over door, power and light and personal door.

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.

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