

Property Particulars

Aspels Crescent, Penwortham.



- **Detached Chalet Bungalow**
- **Four Double Bedrooms**
- **Ground Floor Bathroom**
- **Fitted Kitchen**
- **Very Versatile Accommodation**
- **Two Ground Floor**
- **Two Very Generous Reception Rooms**
- **Utility Room**

Offers in Excess of £300,000

A great opportunity to purchase a fabulous size detached chalet bungalow in the most sought after location of Higher Penwortham. This extremely versatile property with very spacious accommodation throughout. Two large reception room, generous fitted kitchen and additional utility area, four double bedrooms, two to first floor and two bedrooms ground floor, and a ground floor bathroom. There is gas central heating and uPVC double glazing. There is a lovely frontage and lots of driveway parking, which approaches a detached garage. To the rear there is a sun room attached to the property, lawn garden and paved patio area. The property is in need of updating and offers excellent scope for an amazing home. Close to local services, amenities, bus routes as well as close proximity to Penwortham's vibrant centre. Viewing essential and offered with No Chain Delay

Entrance Vestibule -

With a uPVC double glazed door to the side, and door to hall way.

Entrance Hall - 12' 8" x 6' 1" (3.86m x 1.85m)

Very spacious with ceiling light, radiator and doors off.

Front Lounge - 13' 8" x 13' 7" (4.16m x 4.14m)

With a large glazed folding wall panel, uPVC double glazed window to front, radiator, wall light points and T.V. point.



Dining Room - 14' 9" x 12' 4" (4.49m x 3.76m)

Another sizeable reception room with uPVC double glazed window to the front, ceiling light and radiator.



Kitchen - 11' 1" x 8' 9" (3.38m x 2.66m)

With a range of wall drawer and base units with contrasting working surfaces, stainless steel sink and drainer, cooker and space for white goods, larder cupboard and uPVC double glazed window, door to utility room.



Utility Room -

With working surfaces, plumbed for washer, space for dryer and space for upright fridge freezer, door accessing the rear

Inner Hall -

With stairs to the first floor, wall light, under stairs storage cupboard, radiator and doors off.

Bathroom -

With a three piece suite comprising, low suite WC, pedestal wash hand basin, panelled bath with shower over.



Ground Floor Bedroom One - 15' 7" x 11' 6" (4.75m x 3.50m)

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

Ground Floor Bedroom Two - 11' 9" x 9' 0" (3.58m x 2.74m)

With a uPVC double glazed window, radiator and ceiling light.



First Floor Landing -

With doors off and store cupboard

Bedroom Three - 17' 2" x 11' 5" (5.23m x 3.48m)

With uPVC double glazed window to the side, radiator and ceiling light. Fitted cupboards.



Eaves Store Room - 12' 0" x 5' 7" (3.65m x 1.70m)

Bedroom Four - 14' 9" x 13' 1" (4.49m x 3.98m)

Another double with two Velux windows to the roof, storage to eaves where there is a central heating boiler. Ceiling light and radiator.



Outside -

To the front there is a lovely landscaped garden and log of driveway parking which then approaches the detached garage.

Rear Garden -

With a central lawn garden, paved areas, access to the summer rooms and side access.



Summer Room -

A uPVC double glazed constructed conservatory sun room, access from 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 until 5.30pm Saturday 9.00am until 4.00pm