

## Property Particulars

### **Kingsway, Penwortham.**



- **1920's Traditional Detached Family Home**
- **Four Good Size Bedrooms**
  - **Dining Kitchen**
- **Ground Floor Shower Room**
- **Lots Of Parking & Detached Garage**
- **Excellent Location**
- **Three Reception Rooms**
  - **Utility Room**
- **Exceptional Family Bathroom**
- **Super Gardens To Rear**
  - **No Chain Delay**

**£585,000**

Very rarely does such a great size home in the most desirable and prestigious location, of Kingsway, reach the open market. This 1920's family home offers four good size bedrooms, three generous reception rooms, dining kitchen, utility room and a ground floor shower room, and a top quality fitted first floor family bathroom. A great entrance hall with a lovely staircase to the first floor. There are beautifully kept and designed gardens with a large lawn rear garden with spacious patios, side courtyard and a selection of well established flower bed borders. There is a detached garage with power and light and lots of driveway parking which is block paved. There are outstanding local schools, bus routes and services and within walking distance of Penwortham's vibrant district centre. Viewing is essential to fully appreciate the size setting and stunning tasteful original features. No Chain Delay.

### Entrance Hall -

A stunning first impression with quality Karndean flooring, staircase to the first floor and glazed wooden frame door and side panels to the front, under stairs storage and doors off.



### Third Reception Room 14' 6" x 8' 4" (4.42m x 2.54m)

A very useful additional room ideal as a dedicated home office, play room or further dining room. uPVC double glazed window to the front, radiator and ceiling light.

### Front Lounge - 14' 10" x 14' 5" (4.52m x 4.39m)

With a uPVC double glazed bay window to the front, with a profile radiator, quality laminate flooring. coal effect living flame gas fire with inset and hearth and a mantel surround, T.V. point, ceiling and wall lights.



### Back Family Lounge - 17' 3" x 14' 5" (5.25m x 4.39m)

Another stunning and spacious reception room with a uPVC double glazed door and side picture windows creating a bay area overlooking the rear garden, living flame gas fire with a stylish limestone surround, quality laminate flooring, radiator and ceiling light, original coving and outstanding 1920's plasterwork detail to the ceiling.

### Kitchen/Diner - 17' 4" x 11' 4" to widest point (5.28m x 3.45m)

With Karndean flooring and a range of wall, drawer and base unit with contrasting working surfaces, space for surface height fridge, freezer and dishwasher, gas cooker, sink unit and drainer, spot lights and extractor fan, uPVC double glazed window to the rear.





### Inner Hall -

With a uPVC double glazed door and side window accessing the rear, ceiling light and radiator, door to downstairs shower room and inner hall then opens to the utility room.

### Shower Room - 6' 10" x 4' 8" (2.08m x 1.42m)

With a three pieces suite comprising, quadrant glazed shower compartment, low suite WC, wash hand basin set on a vanity unit. tiled flooring and tiled elevations, heated towel rail and an opaque uPVC double glazed window.



### Utility room - 8' 0" x 7' 9" (2.44m x 2.36m)

With space for additional white goods, sink unit and drainer, base unit and wall units. uPVC double glazed window to the rear.

### First Floor Landing -

A stunning landing with a turning back staircase on approach to a split level and gallery landing, Ceiling light and doors off.



### Bedroom One - 16' 0" x 14' 3" inc wardrobe depth (4.87m x 4.34m)

A fabulous size double bedroom with a uPVC double glazed window overlooking the rear garden, radiator and ceiling light and a great range of fitted wardrobes to one wall.



### **Bedroom Two - 15' 6" x 14' 4" (4.72m x 4.37m)**

A generous double bedroom with a uPVC double glazed bay window to the front, ceiling light and radiator.



### **Bedroom Three - 14' 6" x 8' 3" (4.42m x 2.51m)**

Another generous bedroom with the added benefit of having uPVC double glazed window to three elevation, ceiling lights and radiator.

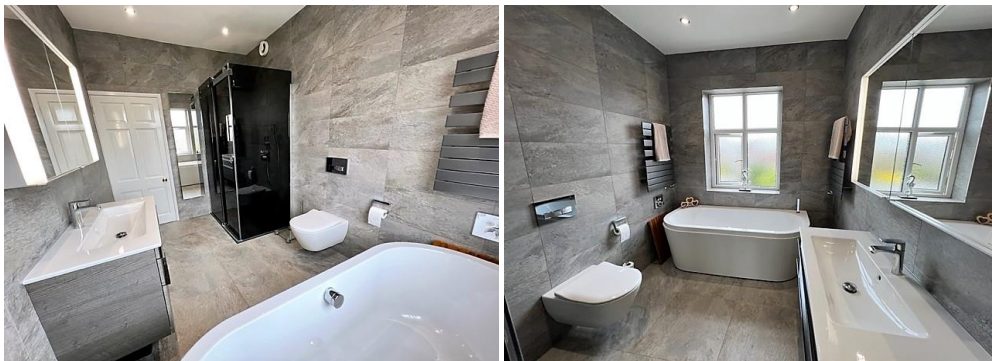


### **Bedroom Four - 8' 0" x 8' 0" (2.44m x 2.44m)**

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

### **Family Bathroom - 11' 1" x 7' 2" (3.38m x 2.18m)**

Wow, this outstanding bathroom offers the very best in design and sanitary ware with top names including, Villeroy Boch, Grohe, Hansgrohe and Merlyn. The four piece suite comprises a free standing bath, large porcelain wash hand basin on a stylish 'floating effect' vanity unit, concealed cistern WC and a stunning smoked glazed shower compartment with mains shower with a fixed shower head and a second adjustable. There are even his and hers' heated towel rails, underfloor heating, fully tiled elevations and an opaque uPVC double glazed window.





### Outside -

To the front of the property there is lots of block paved driveway parking on approach to a detached garage, accessed via double gated secure access. Lovely decorative brick wall and tall gate posts.

### Rear Garden -

There is a sizable Indian sand stone patio which extends to provide pathway to the garage and side court yard area and further side access area. The main garden is laid to lawn with an established selection of plants, trees and shrubs.



### Side Courtyard Patio -

A beautifully designed courtyard patio with double gated access to the front.



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