

## Property Particulars

### Studholme Crescent, Penwortham.



- **Semi Detached House in Sought After Location**
  - **Spacious Lounge**
  - **Useful Utility Room**
  - **uPVC Double Glazing**
- **Three Bedrooms**
- **Generous Dining Kitchen**
- **Gas Central Heating - Combi Boiler Newly Installed 2023**
- **Fabulous Size Rear Garden**

**£179,950**

A fabulous family home in the most sought after location of Penwortham. This property has had one careful owner and the property has been loved and maintained throughout since first occupancy in 1953. The property has three bedrooms, a spacious lounge room and a great dining kitchen as well as a useful utility room and a pantry. There is a modern shower room to the first floor, gas central heating served via a three year old combination boiler, having been fully serviced in accordance with the 10 year warranty. The property has uPVC double glazing. There is a fabulous rear garden with enough space for a formal garden and possibly a vegetable garden. To the farthest point of the garden there is hard standing where there once was a garage situated and additional driveway parking for several vehicles. Viewing is essential to fully appreciate the size, setting and further potential this lovely home has to offer.

**Entrance Hall -**

With uPVC double glazed door to the front and uPVC double glazed window to side, ceiling light, radiator, ceiling light and stairs to first floor.

**Lounge - 13' 3" x 13' 1" (4.03m x 3.98m)**

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



**Kitchen/Diner - 13' 0" x 10' 6" (3.97m x 3.20m)**

With a range of wall, drawer and base units with contrasting working surfaces, two year old gas cooker, sink and drainer, combination boiler only three years old being serviced every year in keeping with the 10 year warranty, radiator, ceiling light, uPVC double glazed window to the rear and door to utility room.



**Utility room - 7' 2" x 5' 10" (2.19m x 1.78m)**

A great size with an original Belfast porcelain sink, plumbed for washer and space for white goods, uPVC double glazed window and door accessing the rear.

**First Floor Landing -**

With uPVC double glazed window to the side, ceiling light, loft access point and doors off

**Bedroom One - 12' 10" x 11' 1" (3.92m x 3.37m)**

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



**Bedroom Two - 10' 6" x 11' 1" (3.19m x 3.38m)**

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



**Bedroom Three - 7' 11" x 9' 4" (2.42m x 2.84m)**

With uPVC double glazed window to the front, built in cupboard, fitted wardrobe, radiator and ceiling light.



**Shower Room -**

With a two piece suite comprising glazed shower compartment with mains shower, wash hand basin, fully tiled to shower and part tiled to the remaining suite, radiator, ceiling light, opaque uPVC double glazed window to the rear.



**Seperate W.C. -**

With low suite W.C. and opaque uPVC double glazed window to the rear.

**Outside -**

To the front is a garden area and pathway to the front door.

**Rear Garden -**

A fabulous size rear garden with lawn areas and enough space to create a vegetable garden. Hard standing to rear where there was once a garage.



**Driveway Parking -**

Accesses from the adjacent road and provides parking for several vehicles.

**Disclaimer –**

The information displayed about this property within these particular 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**