

## Property Particulars

### Whitebeam Close, Penwortham.



- **Detached Family Home in Great Location**
- **Large Family Lounge**
- **Well Equipped Kitchen With Additional Dining Room**
- **Family Bathroom & En suite**
- **Four Bedrooms**
- **Dining Room & Conservatory**
- **Utility Room & Downstairs Cloaks**
- **Gorgeous Gardens Front & Rear**
- **Viewing Essential**

**£365,000**

A beautiful family home being set in the most sought after location of Penwortham. The property has four bedrooms, family bathroom, en suite and a downstairs cloakroom. There is a great size family lounge, dining room and a conservatory, a well equipped kitchen with an adjoining dining room, a useful utility room. There is gas central heating and uPVC double glazing a double driveway, garage and a superb beautifully designed sunny rear garden. Being set in a quiet cul de sac and within catchment for outstanding local schools, excellent local amenities, easy road connectivity and bus routes. Viewing is essential to fully appreciate the size, setting and presentation of this lovely home.



**Entrance Hall -**

With a composite door to the front, stylish 1/2 panel effect elevations, stairs to first floor, under stair storage and doors off.



**Downstairs Cloakroom WC -**

With a two piece suite comprising, concealed cistern W.C, and wash hand basin set on a vanity unit.



**Family Lounge - 18' 2" x 11' 4" (5.53m x 3.45m)**

Being approached by double wooden framed Adam style surround with a gas fire, ceiling light, radiator and lovely glazed, wooden framed doors to the dining room.



**Dining Area - 9' 1" x 8' 7" (2.77m x 2.61m)**

With laminate flooring, UPVc double glazed patio doors to rear garden, radiator, ceiling light and door to utility



**Kitchen - 11' 9" x 8' 0" (3.58m x 2.44m)**

With a range of wall, drawer and base units with working surfaces and part tiled splash back areas. With a gas hob, electric oven, extractor hood and sink unit and drainer. With an intergraded dishwasher, laminate flooring and opening to dining area.

**Dining Room - 12' 0" x 9' 4" (3.65m x 2.84m)**



**Conservatory - 10' 0" x 9' 5" (3.05m x 2.87m)**

Being uPVC double glazed and brick built constructed, tiled flooring, glass roof with sun reflecting film cover. With double doors to garden.



**Utility room - 9' 1" x 8' 7" (2.77m x 2.61m)**

With working surfaces, wall units, base unit and cupboard housing central heating boiler. Fully glazed uPVC door to side, sink unit, plumbed for washer and space for dryer.

**First Floor Landing -**



### **Bedroom One - 11' 6" x 9' 8" (3.50m x 2.94m)**

With a uPVC double glazed window to the front, fitted wardrobes to the wall, radiator, ceiling light and door to en-suite.



### **En Suite -**

Three piece suite comprising, quadrant glazed shower, fully tiled low suite W.C, wash hand basin with vanity unit, tiled flooring, opaque uPVC window to side elevation and heated towel rail.



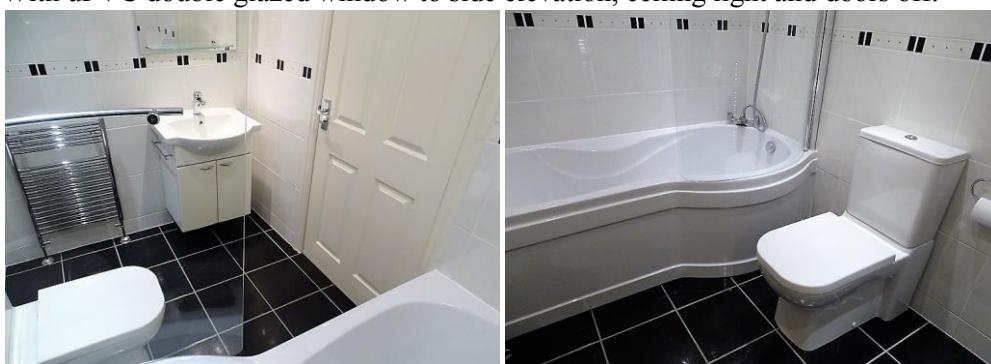
**Bedroom Two - 10' 7" x 9' 6" Walk-in 2'10 x 1'10 (3.22m x 2.89m)** - Another generous double room with uPVC double glazed windows to the rear, radiator and ceiling light.

**Bedroom Three - 8' 3" x 7' 7" (2.51m x 2.31m)** - With a uPVC double glazed window to the front, radiator and ceiling light.

**Bedroom Four - 8' 0" x 7' 4" (2.44m x 2.23m)** - With a uPVC double glazed window to the rear elevation, ceiling light and radiator.

### **First Floor Landing -**

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



### **Family Bathroom -**

With a three piece suite comprising, paneled bath with shower over, glazed screening, low suite W.C, wash hand basin on vanity unit, heated towel rail, tiled floor and extractor fan.



### **Outside -**

To the front of the property there is a good size driveway on approach to the garage and a lovely front garden with lawn and manicured flowerbed borders.



### **Rear Garden -**

Being of a good size and having a sunny aspect, there is a stylish Indian sand stone patio ideal for al fresco dining and entertaining friends and family. There is a good size lawn area and a vast selection of well established plants and flowers. To the side the Indian sand stone paving is continued and there is secure gate access.

### **Garage -**

With an up and over door, power and light.

### **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 till 5.30pm

Saturday 9.00am till 4.00pm