

Property Particulars

Priory Lane, Penwortham.



- **Traditional Semi Detached House**
- **Two Spacious Reception Rooms**
- **Great Size Rear Garden**
 - **Gas Central Heating**
 - **Great Location**
- **Three Bedrooms**
- **Kitchen & Family Bathroom**
- **Driveway Parking & Front Garden**
- **uPVC Double Glazing**
- **No Chain Delay**

Offers in Excess of £200,000

A traditional semi detached house in the most sought after location of Higher Penwortham.

With three bedrooms, two spacious reception rooms, fitted kitchen. bathroom. With a beautiful rear garden being sunny and of a private aspect with a vast selection of plants trees and shrubs. There is driveway parking, gas central heating and uPVC double glazing. The property offers great potential and is situated in close proximity to Penwortham's vibrant district centre with it's exceptional local shops, boutiques restaurants and bars. Outstanding local schools, main road connections and local bus routes, close to hand. Viewing is essential to fully appreciate the size, setting and further potential the great family home has to offer.

No Chain Delay.

Entrance Hall -

With UPVc double glazed door to the front of the house, stairs to the first floor, ceiling light, radiator and door to the ground floor rooms.

Dining Room - 13' 0" x 11' 9" (3.96m x 3.58m)

Great sized reception room with UPVc double glazed bay window to the front of the property, ceiling light and radiator.



Back Lounge- 14' 8" x 11' 10" (4.47m x 3.60m)

Another great reception room with a large double glazed window with single central door access to the garden, ceiling light and radiator.

Kitchen - 11' 0" x 6' 9" (3.35m x 2.06m)

With a range of wall , drawer and base units, electric cooker, sink unit, UPVc double glazed window and door to the side of property. Cupboard housing central heating boiler.



First Floor Landing

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

Bedroom One - 15' 2" x 11' 8" (4.62m x 3.55m)

A great sized master bedroom with an extensive range of fitted bedroom furniture, double glazed bay window to the front of the property, radiator and ceiling light.



Bedroom Two - 12' 2" x 10' 8" (3.71m x 3.25m)

Another generous double bedroom with a lovely large double glazed bay window overlooking the rear garden. There is built in storage, ceiling light and radiator.



Bedroom Three - 8' 1" x 6' 9" (2.46m x 2.06m)

A good sized third bedroom with double glazed window to the front, radiator and ceiling light.



Family Bathroom -

With a three piece suite comprising of low level W.C, pedestal wash hand basin and panelled bath. With fully tiled elevations and opaque window to the side of the property.

To the Front -

There is an abundance of parking and a lawned garden to the front and side of the property.

To the Rear -

A fabulous sized sunny rear garden with lawned area, well stocked flower bed borders and patio .



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. **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, safe and expedient manner. **Opening Hours** Monday Friday 9.00am till 5.30pm Saturday 9.00am till 4.00pm.