

Property Particulars

Marsh Way, Penwortham.



- **Semi Detached House in Higher Penwortham**
- **Two Double Bedrooms**
- **Stylish Well Equipped Kitchen**
- **Front Garden & Driveway Parking**
- **Beautifully Presented & In a Lovely Setting**
- **Spacious Lounge Diner**
- **Conservatory Overlooking Sunny Rear Garden**
- **Modern Shower Room**

£150,000

A great opportunity to be able to buy a well presented home in Higher Penwortham. Set in a sought after location and offers, two double bedrooms, spacious lounge dining and a conservatory, useful entrance hall and a stylish well equipped kitchen. There is a contemporary three piece shower room, gas central heating and uPVC double glazing. To the front is a garden area and driveway parking and the rear garden again is spacious, sunny, fully enclosed with a private outlook. Close to outstanding schools, local amenities and bus routes. Viewing is essential to fully appreciate the size, setting and presentation of this lovely home.

Entrance Hall -

With a uPVC double glazed door to the front, laminate flooring, great cloak store area and a storage cupboard.



Kitchen - 7' 4" x 7' 0" (2.23m x 2.13m)

A very stylish, well equipped kitchen with a range of wall, drawer and base units with contrasting work surfaces and glass splash borders. With an integrated fridge freezer, gas hob, extractor and electric oven. With a microwave shelf, plumbed for washer, ceiling light and display lighting. With uPVC double glazed window to front.



Lounge/ Diner -

With a spiraled staircase to the first floor, laminate flooring inset coal effect gas fire in a lime stone surround. With a radiator, ceiling light and sliding patio door to the conservatory.



Conservatory - 9' 10" x 7' 7" (2.99m x 2.31m)

A uPVC double glazed and brick built conservatory. With tiled flooring and doors accessing rear.



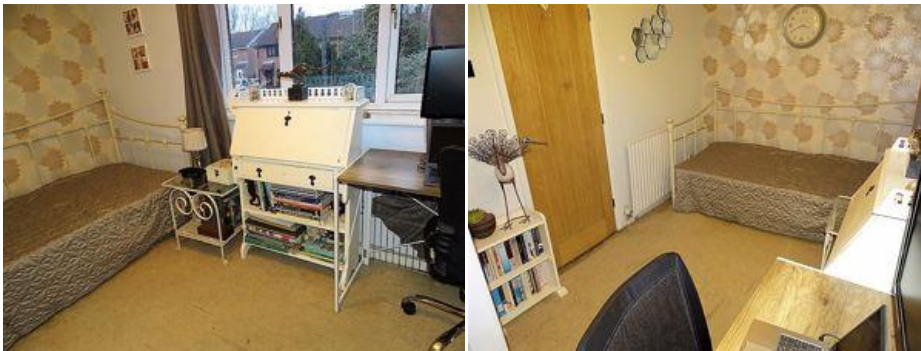
First Floor Landing -

A spacious galley landing, with a ceiling light and doors off.



Bedroom One - 12' 2" x 7' 10" (3.71m x 2.39m)

With a uPVC double glazed window to the rear, radiator, ceiling light and fitted cupboard, drawer and hanging rails to the wall.



Bedroom Two - 12' 4" x 7' 3" (3.76m x 2.21m)

Another spacious bedroom with uPVC double glazed window to the front, built in cupboard housing central heating boiler, radiator and ceiling light.



Shower Room -

With a three piece suite comprising low suite W.C, wash hand basin, fully tiled shower compartment and opaque uPVC double glazed window to the side. With a heated towel rail.



Outside -

With great size frontage and driveway parking.

Rear Garden -

Spacious rear garden with many well kept plants and shrubs. With borders and paneling with detached patio.



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