

## Property Particulars

### Aspels Nook, Penwortham.



- **Detached True Bungalow in Excellent location**
- **Spacious Lounge**
- **Most Impressive Entrance Hall**
- **Modern uPVC Double Glazing**
- **Two Double Bedrooms**
- **Generous Dining Kitchen**
- **Gas Central Heating**
- **Beautiful Front & Rear Gardens**

### Offers in Excess of £280,000

A great opportunity to purchase a detached true bungalow in the most sought after and desirable area of Higher Penwortham, This lovely home offers two double bedrooms, a spacious yet cozy main lounge room and a fabulous size dining kitchen as well as an additional utility area and rear store room. There is gas central heating and quality uPVC double glazing. The property sits well back within the front garden which is low maintenance and there is driveway parking. There is also a well designed rear garden. The property has been very well cared for by the current owners and viewing is essential to fully appreciate the size, setting and presentation of this wonderful home. Close to main road connectivity. bus routes, outstanding local schools and within close proximity to Penwortham's most vibrant high street. We are offering this property with No Chain Delay.

**Entrance Vestibule -**

With uPVC double glazed door to the front and door to Entrance Hall.

**Entrance Hall - 8' 0" x 8' 6" (2.44m x 2.59m) extending to 17'3 x 11'1**

A great space with loft access point, ceiling and wall lights and doors off.



**Lounge - 17' 0" x 14' 0" (5.18m x 4.26m)**

With a coal effect gas fire with marble mantel, inset and hearth, wall light and uPVC double glazed bow window to the front and radiator.



**Kitchen/Diner - 16' 3" x 9' 5" (4.95m x 2.87m)**

A generous dining kitchen with a range of wall, drawer and base units with contrasting working surfaces, gas oven, gas hob with canopied stainless steel extractor hood, single sink and drainer, space for concealed fridge freezer, part tiled elevations and tiled splashback areas, uPVC double glazed windows to side and rear superb natural light door to Utility Area



**Utility Area - 7' 7" x 4' 2" (2.31m x 1.27m)**

With working surfaces, wall units, plumbed for washer, door to store room and uPVC double glazed door accessing the rear.



**Store Room - 7' 9" x 5' 9" (2.36m x 1.75m)**

Perfect space for additional storage or potential to make a larger utility room and uPVC double glazed door accessing rear.

**Bedroom One - 14' 2" x 12' 4" (4.31m x 3.76m)**

With uPVC double glazed window to the rear, two radiators and ceiling light.



**Bedroom Two - 12' 3" x 9' 10" (3.73m x 2.99m)**

Another double bedroom with uPVC double glazed window to the rear, built in wardrobes, radiator and ceiling light.



**Shower Room -**

With a two piece suite comprising glazed shower compartment with electric shower and fully tiled elevations extending to the whole suite, pedestal wash hand basin, opaque uPVC double glazed window to the rear, heated towel rail and really useful large built in linen cupboard.



**Separate W.C. -**

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

**Outside -**

To the front there is a pedestrian path approaching the entrance as well as double gated access to the driveway parking. The garden is low maintenance with slate chipping and circular flowerbeds.

**Rear Garden -**

With a central lawn garden and flowerbed borders, fully enclosed with secure side gated access.



**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.

**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**