

Property Particulars

Bloomfield Grange, Penwortham.



- **Detached House Great Corner Plot**
 - **Two Bedrooms**
- **Three Piece Bathroom**
- **uPVC Double Glazing**
- **Superb Opportunity to Extend (Subject to PP)**
- **Lounge & Dining Kitchen**
 - **Gas Central Heating**
 - **Sought After Location**

£174,950

A great opportunity to buy a detached house in the most sought after location of Penwortham. This lovely home benefits for a substantial corner plot, creating a fabulous outside space and lots of driveway parking. The rear garden is of a private and sunny aspect and the front garden has a lovely curved garden wall. There are two bedrooms a spacious front lounge and well fitted dining kitchen. There is a three piece bathroom suite, gas central heating and uPVC double glazing. To fully appreciate the size, setting, location and potential future enhancement viewing is a must. Close to excellent local amenities, services and bus route. We are offering this property with No Chain Delay.

Entrance Porch -

With uPVC door to front with side window panels, store and meter cupboard, ceiling light, double doors to lounge.

Lounge - 13' 6" x 13' 3" (4.11m x 4.04m)

With double glazed window to the front, stylish electric fire with mantle surround, inset and hearth, radiator, ceiling light, archway opening to dining kitchen and stairs to first floor.



Kitchen/Diner - 13' 7" x 7' 7" (4.14m x 2.31m)

With uPVC double glazed doors to rear, a range of wall, drawer and base units with contrasting working surfaces, part tiled, electric hob and extractor hood above, electric oven, sink unit and drainer, plumbed for dishwasher and washing machine, laminate flooring, ceiling light and radiator.



First Floor Landing -

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

Bedroom One - 12' 10" x 10' 1" (3.91m x 3.07m) and recess 4'1 x 3'4

With uPVC double glazed window to the front and a lovely uPVC double glazed circular glazed panel, ceiling light, radiator and a large store cupboard housing the central heating boiler.



Bedroom Two - 8' 3" x 7' 0" (2.51m x 2.13m)

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



Bathroom -

With a three piece suite comprising low suite W.C. pedestal wash hand basin, panelled bath with electric shower over, being fully tiled to shower and remaining suite, radiator, laminate flooring, ceiling light and uPVC double glazed opaque window to the rear.

Outside -

To the front there is a lovely curved front garden wall and garden area and driveway parking for several vehicles.

Rear -

Shingle rear "corner" plot with an exceptional sunny and private aspect, graveled garden, store shed and an extensive two tiered decked patio with spindled enclosures.



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