

Property Particulars

Maple Grove, Penwortham.



- **Semi Detached Family Home**
- **Beautifully Presented**
- **Spacious Lounge**
- **Dining Room & Breakfast Bar Peninsula**
- **Sought After Location**
- **Three Bedrooms**
- **Well Equipped Kitchen**
- **Gas Central Heating**

£239,950

A beautifully presented semi detached family home set in the most sought after location of Higher Penwortham. Sitting in a quiet cul de sac this lovely property has three bedrooms, spacious lounge and a great size well equipped dining kitchen, having a great selection of integrated appliances and a breakfast bar peninsula. There is a contemporary three piece bathroom suite, gas central heating and uPVC double glazing. The property sits well back within the front garden where there is ample driveway parking on approach to an integral garage. The rear garden is sunny and a generous size and is low maintenance. School catchment for outstanding local schools, easy main road connections and bus routes. Local supermarket and services. Viewing is essential to fully appreciate the size setting and presentation of this wonderful home.

Entrance Hall -

With composite door and side panels to front, ceiling light, radiator and doors off.



Lounge - 12' 8" x 10' 9" (3.86m x 3.27m)

With uPVC double glazed window to front, stylish electric fire with mantel surround, coving to ceiling and ceiling light, radiator, half glazed doors to dining kitchen.



Dining Kitchen - 16' 10" x 10' 9" (5.13m x 3.27m)

With a range of wall, drawer and base units with contrasting working surfaces, integrated dish washer and washing machine, gas hob and electric oven with canopied extractor, stainless steel sink unit and drainer, integrated fridge and freezer in breakfast bar peninsula, laminate flooring and uPVC double glazed window to rear.



First Floor Landing -

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

Bedroom One - 12' 8" x 10' 3" (3.86m x 3.12m)

With uPVC double glazed window to the front, built in cupboard, ceiling light and radiator



Bedroom Two - 11' 6" into walk in 9' 2" (3.50m x 2.79m)

With fitted wardrobes to one wall, radiator and uPVC double glazed window to the rear.



Bedroom Three - 9' 4" (into the walk in 2' 8") x 6' 5" (2.84m x 1.95m)

With uPVC double glazed window, radiator, ceiling light and cupboard housing the boiler.

Family Bathroom -

With a three piece suite comprising low suite W.C. wash hand basin set on a vanity unit and panelled bath with mains shower over and glazed shower screening, fully tiled elevations, tiled flooring, heated towel rail, spot lights and opaque uPVC double glazed window.



Outside -

The property sits well back within the front garden where there is ample driveway parking on approach to an integral garage.

Rear Garden -

The rear garden is sunny and a generous size and is low maintenance.

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