

## Property Particulars

### **Evesham Avenue, Penwortham.**



- **Semi Detached House**
- **Contemporary Newly Fitted Kitchen & Dining Area**
  - **Front Lounge**
- **Gas Central Heating**
- **Three Great Size Bedrooms**
  - **Utility Room**
- **Stunning Family Bathroom**
  - **uPVC Double Glazing**

**£165,000**

A great family home having undergone some stylish improvements, with three good size bedrooms, lounge, open plan newly fitted kitchen and spacious dining room, useful utility room, gorgeous three piece bathroom suite, uPVC double glazing and gas central heating. To the front there is a large block paved driveway. providing lots of off road parking and an enclosed rear garden. Set on a quiet cul de sac in the most sought after location of Penwortham with outstanding local school catchments, local services and amenities as well as main road connectivity and bus routes. Viewing is essential and the property is offered with No Chain Delay

**Entrance Hall -**

With wooden door to the front, newly laid floor covering, radiator, ceiling light, doors off, stairs to first floor.

**Front Lounge - 10' 8" x 12' 1" (3.25m x 3.68m)**

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



**Kitchen and Family Room - 22' 4" x 11' 4" (6.80m x 3.45m)**

Cleverly re designed to create a great contemporary kitchen and family room. The kitchen has a useful island unit providing area for breakfast bar seating, housing a sink and hob within the island as well as a dishwasher. There is an electric double oven, uPVC double glazed window to the rear, newly laid flooring, feature radiator and uPVC double glazed doors overlooking and accessing the rear garden.



**Utility room - 9' 1" x 4' 5" (2.77m x 1.35m)**

A great space with room for further white goods, plumbed for washer and space for dryer, door to side

**Bedroom One - 12' 10" x 10' 8" (3.91m x 3.25m)**

A lovely double bedroom with newly fitted carpet, built in cupboard and matching wardrobes, uPVC double glazed window to the front, radiator, ceiling light.



**Bedroom Two - 12' 9" x 8' 3" (3.88m x 2.51m)**

Another good size double, uPVC double glazed window to the front, built in shelf and desk area, radiator.



**Bedroom Three - 10' 8" x 7' 2" (3.25m x 2.18m)**

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

**Family Bathroom - 8' 3" x 7' 2" (2.51m x 2.18m)**

With a three piece suite comprising panelled bath with mains shower over, profile glazed screening, wash hand basin set on a vanity unit, low suite W.C. two opaque uPVC double glazed windows to the rear, heated towel rail and feature radiator.



**Outside -**

To the front there is a garden and driveway parking.

**Rear Garden -**

Paved patio and lawn garden.



**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 till 5.30pm Saturday 9.00am till 4.00pm**