

Property Particulars

Priory Crescent, Penwortham.



- **Traditional Semi Detached Family Home**
- **Three Reception Rooms**
- **First Floor Bathroom**
- **Sunny Private Rear Garden**
- **Most Sought After Location**
- **Ground Floor Shower Room**
- **Large Conservatory**
- **Lots of Driveway Parking**

£289,950

We are so delighted to be instructed to market, another fabulous family home in the most sought after location of, Higher Penwortham. Having been adapted to provide extra space by an additional study room and a large conservatory to the rear, there is also two further reception rooms, a well fitted kitchen, a ground floor shower room, and a first floor bathroom. The property has generous private gardens to both the front and rear, offering sunny and private aspects. There is still a garage store area and lots of driveway parking. Outstanding local schools and walking distance to Penwortham's vibrant district centre and all the wonderful independent shops, bars boutiques and superb local services and bus routes. Viewing is essential and strictly by appointment only. Offered with No Chain Delay

Entrance Vestibule -

Lovely Minton tiled floor, original light, uPVC double glazed double doors, side windows and opaque door to entrance hall,

Entrance Hall -

with wooden flooring, concealed radiator, stairs to first floor.



Lounge - 13' 8" x 11' 9" (4.16m x 3.58m)

With a uPVC double glazed window to the front, gas fire with marble inset and Adam style surround, ceiling light, picture rail and original ceiling.



Back Lounge - 12' 0" x 11' 9" (3.65m x 3.58m)

With marble inset raised surround and heart, gas fire, tiled flooring, wall lights and ceiling light, original coving and picture rail, radiator, T.V. point and uPVC double glazed French doors to conservatory.



Conservatory - 17' 8" x 10' 2" (5.38m x 3.10m)

A uPVC double glazed and brick constructed conservatory with door accessing the rear garden, solid ceiling and spot lights.

Kitchen - 18' 10" x 6' 5" (5.74m x 1.95m)

With a range of wall, drawer and base units with contrasting working surfaces and stylish drift wood effect splash back areas, gas hob, AEG extractor hood, electric oven, stainless sink and drainer, plumbed for dishwasher, cupboard housing central heating boiler, spot lights, uPVC double glazed windows to side and rear, French doors to conservatory.



Dining Room/Sun Room - 8' 10" x 7' 6" (2.69m x 2.28m)

A lovely room with drift wood effect feature wall, tiled flooring, spot light, wall lights, Velux window to roof, uPVC double glazed window and door to the rear.

Inner Hall -

With tiled flooring, loft access, door to garage store and downstairs cloaks/wet room

Cloaks/Wet Room - 5' 7" x 5' 7" (1.70m x 1.70m)

A lovely square shaped wet room with Mira mains shower, low suite W.C. wash hand basin, heated towel rail, fully tiles, Velux window to roof, vanity area with lighting, spot lights and extractor.



Garage Store - 9' 2" x 9' 0" (2.79m x 2.74m)

With space for white goods and plumbed for washer, more storage and loft space.

First Floor Landing -

With spindled gallery landing, uPVC double glazed window to the side and doors off.



Bedroom One - 11' 8" x 13' 6" (3.55m x 4.11m)

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



Bedroom Two - 11' 8" x 10' 6" (3.55m x 3.20m)

With uPVC double glazed window to the rear, picture rail, radiator, T.V. point and built in cupboard.



Bedroom Three - 8' 1" x 6' 4" (2.46m x 1.93m)

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



Bathroom -

With a three piece suite comprising panelled bath with electric shower over and glazed screening, low suite W.C. wash hand basin, tiled elevations, wooden flooring, heated towel rail. and uPVC double glazed opaque window to the side.



Outside -

To the front there is lots of driveway parking for several vehicles and access to garage store.

Rear Garden -

Being mainly hard landscaped with decked patio stylishly sweeping around the property creating a great space for entertaining or alfresco dining, the remaining is paved with lovely flowerbed borders.



Garage -

An integral attached garage space with loft storage and plumbing for washer.

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