

## Property Particulars

### Talbot Road, Penwortham.



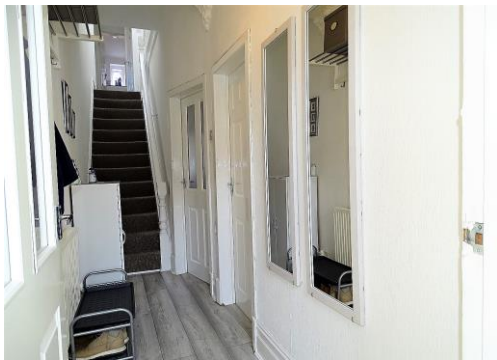
- **Stunning Mid Terraced House**
- **Two Great Size Reception Rooms**
- **Amazing Bathroom Suite**
- **uPVC Double Glazing**
- **Viewing Essential**
- **Two Large Double Bedrooms - Was Three**
- **Spacious Kitchen**
- **Gas Central Heating**
- **Beautiful Enclosed Rear Courtyard**

**£130,000**

A stunning mid terraced house was originally three bedrooms and now converted to two. Great size double bedrooms, two spacious lounge rooms, generous size kitchen, beautifully presented throughout. An amazing bathroom. There is gas central heating and uPVC double glazing, a beautiful fully enclosed rear courtyard, on street parking. Close to excellent local schools, amenities, services and bus routes. To full appreciate the size, presentation and setting of this lovely home viewing is essential.

### Entrance Vestibule -

With a uPVC double glazed door to the front elevation, laminate flooring, part glazed door to the entrance hall.

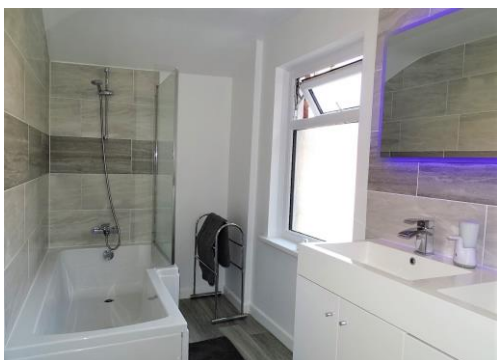


### Entrance Hall -

With laminate flooring, stairs to the first floor, radiator, doors off.

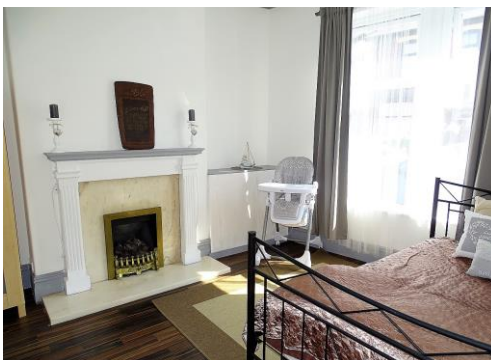
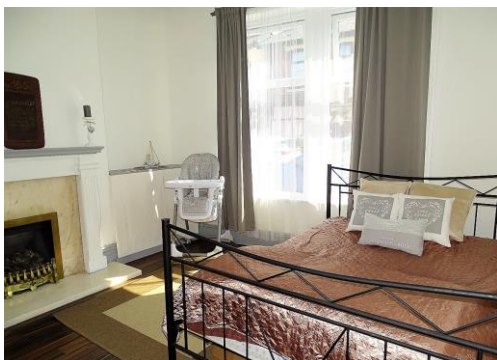
### Lounge/Diner - 14' 4" x 12' 9" (4.37m x 3.88m)

A lovely bright and spacious room with a uPVC double glazed window to the rear elevation, laminate flooring, ceiling light, T.V. aerial point, radiator and door to the kitchen.



### Front Lounge - 12' 0" x 12' 3" (3.65m x 3.73m)

A great front reception room, currently utilised as a double guest room with a large uPVC double glazed window to the front elevation, radiator, laminate flooring, gas fire with mantel surround.



### Kitchen - 11' 7" x 7' 10" (3.53m x 2.39m)

With a range of wall, drawer and base units, with contrasting working surfaces, par tiled splash back areas, gas cooker point, single stainless steel sink unit and drainer, plumbed for washer, space for upright fridge freezer, uPVC double glazed window and door to the side elevation, accessing the rear courtyard, under stairs storage.



### **First Floor Landing -**

With a spindled balustrade gallery landing, ceiling light and doors off.



### **Bedroom One - 16' 6" x 12' 1" (5.03m x 3.68m)**

This room having been two separate bedrooms originally, wouldn't be too difficult to reinstate if required. This fabulous master bedroom has two uPVC double glazed windows to the front elevation, ceiling light, radiator, and a concealed area which is being used as a dressing and clothes storage room.



### **Bedroom Two - 14' 5" x 10' 6" (4.39m x 3.20m)**

Another very generous double bedroom, laminate flooring, uPVC double glazed window to the rear elevation, radiator, cupboard housing central heating boiler.





### Family Bathroom -

An excellent three piece contemporary bathroom suite comprising, his and her wash hand basins set in a great size vanity unit and having a splendid vanity mirror with mood lighting, ideal for creating a lovely environment for a relaxing soak in the bath. Paneled 'P' shaped square effect bath with shower over and glazed shower screening, fully tiled elevations to the suite, opaque uPVC double glazed window to the side elevation, radiator.



### Separate W.C. -

With a concealed cistern W.C. with a bidet function fitting, laminate flooring, opaque uPVC double glazed window to the rear elevation.

### Rear Garden -

A beautiful enclosed courtyard which has been thoughtfully designed and utilised as a great outdoor space. There are paved areas and an artificial lawn garden with bright painted mural to one wall. Secure gate access to rear lane.



### **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.

**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, safe and expedient manner.

Opening Hours Monday Friday 9.00am till 5.30pm Saturday

9.00am till 4.00pm Sunday 1.00pm till 4.00pm

**\*\*These will be affected by the current Covid-19 Situation\*\*\***

### **Important Information**

Accompanied Viewings - Strictly by prior arrangement with Marie Holmes Estates

- We will only arrange appointments for clients in a position to proceed, to prevent unnecessary contact and then only the key client to attend, not a block family viewing.
- Each client will be advised that we will not conduct any appointments if they have any of the Covid-19 symptoms, and this must be asked at the point of booking. They will also be advised of the need for social distancing and where possible this will be reiterated in email form.
- Our sales team will insist on adhering to the 2 metre social distancing and this will be achieved by no physical contact (hand shaking) and the negotiator will open the property, enabling the viewer to conduct the appointment in line with the 2 metres social distancing. If the property is empty and if possible the negotiator will remain outside.
- When a vendor is in-situ we must comply with their specific requirements and this will be agreed on an individual basis. If they are in a high risk group and are shielding, we will NOT conduct viewings to protect the most vulnerable.
- For vendors not at high risk we can conduct accompanied viewings, with the seller keeping to the social distancing or leaving the property entirely, the less people in the property the safer this will be.
- If any of our guidelines are breached, we will prevent any client conducting appointments with us in the future, until the current situation has ended.

### **EPC -**