

Property Particulars

Shaftesbury Avenue, Penwortham.



- **Traditional Semi Detached House**
 - **New Kitchen & Bathroom**
- **Great Size Landscaped Rear Gardens**
- **Newly Renovated & New Decor & Floor Coverings**
- **Three Good Size Bedrooms**
 - **Two Reception Rooms**
- **Detached Garage & Driveway**
- **Very Sought after Location**

£209,950

Beautifully renovated traditional semi detached house. Three great size bedrooms, two lounge rooms, newly fitted kitchen and bathroom. There is a very generous sized rear garden all very well designed and landscaped. There is a detached garage and driveway parking. To fully appreciate the size, setting, presentation and location viewing is essential. Offered with No Chain Delay. Close to outstanding school, local amenities and services.

Entrance Hall -

With a uPVC double glazed door to the front elevation, stairs to the first floor and doors off.

Lounge - 19' 5" x 11' 9" (5.91m x 3.58m)

A generous lounge room with a uPVC double glazed bay window to the front elevation, French door and side windows to the rear elevation overlooking the stunning rear gardens, two contemporary radiators. T.V. aerial point.



Dining Room - 11' 2" x 9' 2" (3.40m x 2.79m)

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



Kitchen - 10' 5" x 7' 1" (3.17m x 2.16m)

With a newly fitted contemporary kitchen with a range of wall, drawer and base units with contrasting working surfaces, electric hob and extractor above with electric oven beneath, plumbed for washer, space for white goods. uPVC double glazed window to the rear elevation, uPVC double glazed door accessing the rear elevation.



First Floor Landing -

With spindled balustrades, great natural light from a rear facing uPVC double glazed window, ceiling light and doors off.

Bedroom One - 12' 5" x 12' 0" (3.78m x 3.65m)

Great size master bedroom with a range of deep fitted wardrobes to one wall, uPVC double glazed window to the front elevation, ceiling light and wall lights points, radiator.



Bedroom Two - 11' 0" x 9' 3" (3.35m x 2.82m)

Another spacious bedroom with a uPVC double glazed window to the front elevation, ceiling light and radiator.



Bedroom Three - 9' 2" x 7' 6" (2.79m x 2.28m)

Great size third bedroom with a uPVC double glazed window to the rear elevation, ceiling light and radiator.

Family Bathroom -

With a three piece suite comprising, low suite W.C. pedestal wash hand basin, paneled bath with shower over and profile glazed screening.

Outside -

To the front of the property there is a well proportioned garden with contemporary raised bedding areas areas and feature wall. There is a driveway approaching a detached garage.



Rear Gardens -

A beautifully designed and maintained rear garden with a large circular lawn garden having cobbled edge sets, bark rear play area, gravel patios for pots, rear paved sun terrace, rockery, and paved rear patio.

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 Sunday 1.00pm till 4.00pm

****Subject to Seasonal Changes****

EPC -