

## Property Particulars

### Croft Bank, Penwortham.



**£149,950**

- **Semi Detached House**
- **Some Updating Required**
- **Spacious Lounge**
- **Gas Central Heating**
- **Viewing Essential**
- **Excellent Location**
- **Two Good Bedrooms**
- **Good Size Dining Kitchen**
- **Private Enclosed Rear Garden**

A great opportunity to buy a semi detached house in the most sought after location of Penwortham. The property has two good bedrooms, a spacious lounge and dining kitchen.

There is gas central heating and driveway parking as well as an enclosed generous and private rear garden. The property does require some works and updating. Close to excellent local amenities, main roads and bus routes. Viewing is essential and we are offering this property with No Chain Delay.

**Entrance Hall - 14' 4" x 11' 2" (4.37m x 3.40m)**

Composite door to front



**Lounge -**

With window to rear, wall lights and two radiators. Stairs leading to first floor.



**Kitchen/ Diner - 11' 7" x 10' 10" (3.53m x 3.30m)**

With a range of wall, drawer and base units, single stainless steel sink with drainer. Electric cooker, plumbed for washer and space for fridge freezer. Window to rear, door to rear and wall mounted central heating.



**Bathroom -**

Three piece suite comprising low suite W.C, pedestal wash hand basin, radiator and window to rear side.



### Bedroom One -

Window to front, ceiling light, radiator and T.V point.

### Bedroom Two - 11' 0" x 6' 2" (3.35m x 1.88m)

Window to rear, ceiling light and radiator.

### Landing -

Ceiling light, loft access, window to side.



### Rear Garden -

Good size aspect lawn, with rear sun terrace.



### Front garden -

Quietly artificial lawn, pathway and gravel driveway.

### Important Information Accompanied Viewings –

Strictly by prior arrangement with Marie Holmes Estates

- We will only arrange appointments for clients in a position to precede, 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 the property.
- 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. Omicron Covid Variant As directed by the UK Government, further measures are being implemented to protect our customers and our sales team. We are still operating from our fully open

office, however, we do request that if you are visiting the branch that you do so without any Covid symptoms and it is compulsory that you wear a face mask. For your protection hand sanitizers and wipes are available for key drop off and collection.