

Property Particulars

Hill Road, Penwortham.



- **1930's Extended Traditional Semi Detached Family Home**
 - **Corner Plot Gardens**
- **Two Spacious Reception Rooms**
 - **Utility Room**
- **Set in Most Prestigious Location**
 - **Three Bedrooms**
 - **Dining Kitchen**
- **Ground Floor Shower Room**

£350,000

A lovely family home set on one of the most prestigious roads in Higher Penwortham. This extended traditional semi detached house has three bedrooms, two very spacious reception rooms as well as a generous dining kitchen. There is also a useful utility room. with door form here into the garage. There is a first floor family bathroom and a ground floor three piece shower room. The property has some great original features and has lots of stylish character throughout. There is gas central heating served by a 3 year old combination boiler and uPVC double glazing. The property sits in a corner plot with gardens to the front side and rear. To the front there is driveway parking on approach to a garage. Close to outstanding local schools, walking distance to Penwortham's vibrant district centre and all the excellent amenities, independent businesses, restaurants, bars and boutiques. Great main road connectivity and bus routes.

Entrance Porch -

Original tiled floor with double uPVC double glazed doors and stunning original stained glazed side panels, fanlight windows and opaque glazed door opening in to the entrance hall.

Entrance Hall -

Spacious entrance hallway with under stairs storage, lovely wooden flooring, stunning wooden paneling to the stair casing and original coving to the ceiling, radiator and doors off.



Lounge - 11' 11" x 10' 9" (3.63m x 3.27m)

With a uPVC double glazed bay window to the front, profile radiator, original coving, gas fireplace with wood surround and tiled hearth.



Rear Lounge - 15' 5" x 11' 11" (4.70m x 3.63m)

Spacious lounge area with views overlooking rear gardens, double french doors out to the patio as well as side picture windows creating great natural light, electric fire in a stylish marble surround.

Kitchen/Diner - 14' 5" x 9' 4" (4.39m x 2.84m)

With a range of wall, drawer and base units with a peninsula breakfast bar area, electric double oven, gas hob, extractor hood, sink unit and drainer, uPVC double glazed French doors opening out on to the rear garden, plumbed for dishwasher and Velux roof window.



Dining area - 10' 6" x 7' 2" (3.20m x 2.18m)

Open plan to the kitchen

Utility room - 12' 4" x 5' 11" (3.76m x 1.80m)

With a range of wall and base units, plumbed for washing machine, lots of space for white goods, Velux windows and door access to garage.

Downstairs Shower Room - 10' 0" x 6' 3" (3.05m x 1.90m)

Fully tiled elevations and flooring. Quadrant glazed shower compartment with electric shower, vanity unit with wash hand basin and low suite W.C. Heated towel rail and additional radiator.



Bedroom One - 11' 11" x 10' 8" (3.63m x 3.25m)

Spacious bedroom with a uPVC double glazed bay window to the front with profile radiator, coving, ceiling light and built in wardrobe.



Bedroom Two - 13' 6" x 10' 8" (4.11m x 3.25m)

Another generous double bedroom with a uPVC double glazed window to the rear and built in wardrobes.

Bedroom Three - 7' 10" x 7' 3" (2.39m x 2.21m)

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



Bathroom - 7' 2" x 5' 8" (2.18m x 1.73m)

With a two piece suite comprising panelled bath with mains shower over, vanity unit with wash hand basin, tiled floor and tiled elevations, opaque uPVC double glazed window to the side.

Separate W.C. -

Also fully tiled with low suite W.C and window to side.

Garden Corner Plot -

Rear Garden -

Comprises of patio area with steps to lawn, side return leading to front driveway which is paved and gated.



Front garden -

There is an attached double garage with electric up and over door and parking for several vehicles.

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 until 5.30pm Saturday 9.00am until 4.00pm