

Property Particulars

Alderfield, Penwortham.



- **End Terraced Family Home**
- **Two Spacious Reception Rooms**
 - **Gas Central Heating**
 - **Gardens Front & Rear**
- **Three Good Bedrooms**
- **Contemporary Well Equipped Kitchen**
 - **uPVC Double Glazing**
 - **Parking Bays**

Offers in the Region Of £119,950

A great size family home this end terraced house has three good size bedrooms, a lovely contemporary well equipped kitchen, generous lounge and dining room. There are gardens to the front and rear and parking bays around. The property has gas central heating uPVC double glazing. Close to outstanding schools, bus routes, local amenities. To fully appreciate the size and presentation of this lovely home viewing is essential.

Entrance Hall -

With a composite door to the front elevation, ceiling light and stairs to the first floor.

Kitchen - 11' 8" x 8' 3" (3.55m x 2.51m)

A very well designed and installed kitchen with a range of wall, drawer and base units with contrasting working surfaces and a selection of integrated appliances comprising, gas hob with a stainless steel splash back and a stainless steel extractor hood, electric oven, plumbed for washer and dishwasher, sink unit and drainer, tiled flooring, cupboard housing central heating boiler, uPVC double glazed window to the front elevation.



Lounge - 11' 5" x 11' 4" (3.48m x 3.45m)

With a sliding door/wall between the lounge and dining room, a great idea for cozy evenings in or open plan family entertaining. uPVC double glazed window to the rear and T.V. aerial point.



Dining Room - 11' 4" x 7' 10" (3.45m x 2.39m)

A lovely space with laminate flooring, ceiling light, radiator and uPVC double glazed door accessing the rear.



Downstairs W.C. -

With a two piece suite comprising, low suite W.C. wash hand basin, opaque uPVC double glazed window to the front elevation, ceiling light.

First Floor Landing -

Approached by a turning back staircase on approach, ceiling light and doors off

Bedroom One - 11' 8" x 10' 10" (3.55m x 3.30m)

With uPVC double glazed window to the side and rear elevations, ceiling light and radiator.



Bedroom Two - 14' 10" x 8' 9" (4.52m x 2.66m)

With a uPVC double glazed window to the rear elevation, ceiling light and fitted wardrobes to one wall.

Bedroom Three - 9' 5" x 8' 5" (2.87m x 2.56m)

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

Family Bathroom -

With a three piece suite comprising, low suite W.C. pedestal wash hand basin, paneled bath with shower over and glazed shower screening, tiled elevations, tiled flooring, ceiling light.



Outside -

To the front of the property there is a gravel area and pathway approaching an open storm porch. To the porch are store cupboard areas. There are several parking bays.

Rear Garden -

With a central lawn garden and flower beds borders, rear gate access and PVC fencing to the side enclosing the garden.



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.

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

EPC -

