

Property Particulars

Alcester Avenue, Penwortham.



- **Modern Semi Detached House in Exceptional Location**
- **Large Lounge Room**
- **Integral Garage & Lots Of Driveway Parking**
- **Private Enclosed Rear Garden**
- **Four Generous Bedrooms**
- **Spacious Kitchen and Dining Room *Integral Garage**
- **Downstairs Cloaks WC, En Suite & Family Bathroom**
- **Outstanding local Schools & Amenities**

£375,000

A stunning extensive semi detached family home, in the most sought after and prestigious location of Higher Penwortham. This modern property offers four great size bedrooms, spacious lounge room and a generous open plan kitchen and dining, with French doors overlooking and accessing the private rear garden. There is a downstairs cloaks WC, en suite and master bathroom. The integral garage provides access to adapt to a partial utility room.

There is plenty of driveway parking and the rear garden is not overlooked and fully enclosed. With outstanding local schools, local amenities and walking distance to Penwortham's vibrant district centre and all the wine bars, cafes, delicatessens, and boutique shops on offer. Viewing is essential to fully appreciate the size, setting and location of this amazing home.

Entrance Hall -

With a uPVC double glazed door to front elevation, ceiling light point, electric sockets, laminate flooring, stairs to First Floor and doors off.



Downstairs Cloakroom -

A two piece suite comprising low suite W.C. and pedestal wash hand basin, single panel radiator, tiled splash back areas, ceiling light point, extractor fan.

Lounge - 18' 5" x 10' 6" (5.61m x 3.20m)

With a uPVC double glazed window to front elevation, two T.V. aerial points, double panel radiator, ceiling light point, and electric sockets.



Dining Kitchen/Family Room - 16' 11" x 15' 0" (5.15m x 4.57m)

With a range of wall, drawer and base units with contrasting working surfaces extending to provide splash back areas, one and a half stainless steel sink unit and drainer with mixer tap over, fan assisted oven with four ring gas hob and stainless steel canopy hood above, integrated fridge/freezer, integrated dishwasher, tiled flooring, T.V. aerial point, ceiling light point, electric sockets, uPVC double glazed window to rear elevation, uPVC double glazed French doors to rear elevation accessing rear garden, spot lights to ceiling, concealed display lighting and kick space lighting.



First Floor Accommodation -

Landing -

With ceiling light point, electric sockets and doors off.

Bedroom One - 12' 5" x 13' 6" (3.78m x 4.11m)

With a range of fitted wardrobes with walnut frames and cornice comprising three free hanging wardrobes with matching bedside cabinets, T.V. aerial point, single panel radiator, ceiling light point, electric sockets, uPVC double glazed window to front elevation and door to en suite



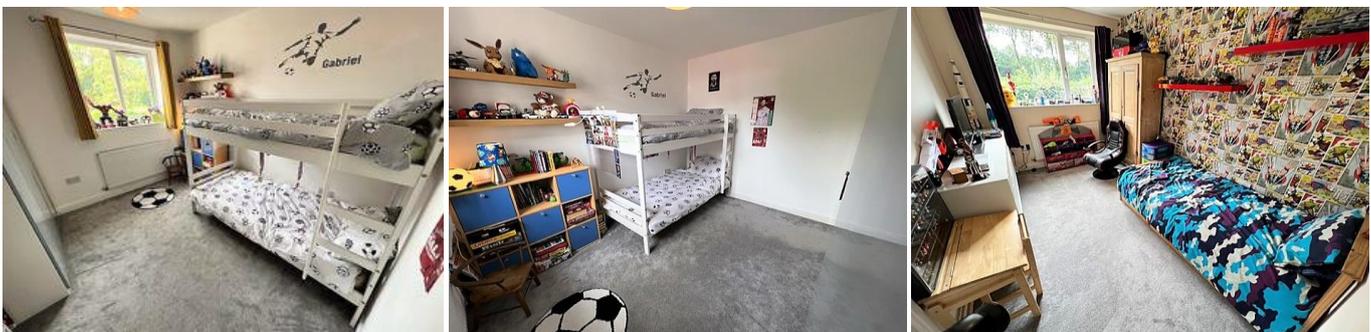
En-suite -

A three piece suite comprising low suite W.C. pedestal wash hand basin, glazed shower compartment with mains shower and being fully tiled with the remainder of the suite having half tiled elevation, extractor fan, opaque double glazed window to front elevation and ceiling light point, heated towel rail.



Bedroom Two - 14' 4" x 8' 4" (4.37m x 2.54m)

With a uPVC double glazed window to rear elevation, single panel radiator, T.V. aerial point, ceiling light point and electric sockets.



Bedroom Three - 8' 7" x 11' 10" (2.61m x 3.60m)

With a uPVC double glazed window to rear elevation, single panel radiator, T.V. aerial point, ceiling light point and electric sockets.

Bedroom Four - 10' 7" x 9' 3" (3.22m x 2.82m)

With a uPVC double glazed window to front elevation, single panel radiator, T.V. aerial point, ceiling light point and electric sockets.



Bathroom -

A three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin, low suite W.C. fully tiled elevations to the bath extending to half tiled elevations to the remainder of the suite, extractor fan, opaque uPVC double glazed window to rear elevation, heated towel rail and ceiling light point.



Outside -

Front -

To the front of the property there is a hard standing providing off road parking for several cars on approach to an attached single garage with brick built walls enclosing.

Rear -

To the rear of the property the garden is principally laid to lawn with a selection of flower beds borders and to the remainder of the garden there are Indian stone paved pathways with wooden fencing enclosing. There is a gate access to the side. All soffits and fascias are non maintenance uPVC



Garage -

A single attached garage with up and over door to the front and a uPVC double glazed door to the rear, there is a utility area with space for washing machine and dryer and a wall mounted central heating boiler.

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