

## Property Particulars

### **2, Ridge Way, Penwortham.**



- **Executive Detached House**
- **Four Good Bedrooms**
- **Utility Room & Cloakroom**
- **Double Garage & Parking**
- **Beautiful Setting**
- **Four Reception Rooms**
- **Gas Central Heating & Double Glazed**
- **Well Established Gardens**

### **Offers in Excess of £300,000**

An extremely generous detached family home in the most sought after location of Penwortham. With four great sized bedrooms, en suite and family bathroom, four reception rooms, utility room and cloakroom as well as good size gardens and a double garage with lots of parking. To fully appreciate the size and setting of this beautifully well maintained home viewing is essential. Close to excellent local schools, amenities, bus routes and main road networks. We are offering this property with No Chain Delay.

### Entrance Hall -

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

### Downstairs Cloakroom -

With a contemporary two piece suite comprising, low suite W.C. and a wash hand basin set in a vanity unit, ceiling light and opaque uPVC double glazed window.



### Study - 7' 1" x 9' 4" (2.16m x 2.84m)

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

### Second Sitting Room - 27' 11" x 14' 5" (8.5m x 4.4m)

Perfectly placed as an annex for an independent teenager or elderly relative as the room itself has uPVC double glazed window to the front elevation and a further double glazed window to the side, there are two radiators, electric sockets, fitted dresser unit and fitted cupboards. Also adjacent to this room is a well equipped utility room which would make an ideal kitchenette. Or just a great sized sitting room or playroom.



### Utility Room -

A great room with a range of wall, drawer and base units with contrasting working surfaces, stainless steel sink unit and drainer, larder unit and drying cupboards, being full height louver door fronted with hanging areas and radiator. Door access to the garden, and a window to the rear.

### Lounge - 15' 0" x 14' 8" (4.57m x 4.47m)

A great size lounge with great natural light from large patio doors to the rear elevation overlooking the sunny and private rear gardens, a coal effect living flame gas fire with a marble effect inset and hearth with an Adam style surround, coving to ceiling, radiator, T.V. aerial point, double door to the formal dining room.



**Formal Dining Room - 13' 10" x 8' 9" (4.22m x 2.67m)**

With two uPVC double glazed windows to the rear elevation, ceiling light, electric sockets, radiator and door to the kitchen.



**Kitchen - 18' 2" x 10' 2" (5.54m x 3.1m)**

With a range of wall, drawer and base units with contrasting working surfaces, and part tiled splash back areas, breakfast bar peninsula with panel lighting above, one and a half stainless steel sink unit and drainer with mixer tap over, gas hob with extractor above and double electric over, plumbed for washer and dishwasher, boiler, door to the side and door to the garage. Additional area set aside for the utility area of the kitchen with door access here to the double garage.



**First Floor Landing -**

With ceiling light, loft access point and linen cupboard housing hot water cylinder, doors off.

**Bedroom One - 15' 0" x 13' 2" (4.57m x 4.01m)**

A really spacious master bedroom suite with top quality fitted wardrobes and matching bed sides, bespoke fitted window seating to a uPVC double glazed bay window facing the front elevation, and providing storage beneath, radiator, ceiling light, electric sockets, door to the en suite.



**En Suite -**

With a newly fitted three piece suite comprising, tiled shower area with mains shower, wash hand basin, low suite W.C. half tiled elevation, opaque uPVC double glazed window to the front elevation, heated towel rail, extractor fan.





**Bedroom Two - 15' 5" x 15' 7" (4.7m x 4.75m)**

A great sized double bedroom with a uPVC double glazed window to the rear elevation, ceiling light, electric sockets, radiator

**Bedroom Three - 11' 4" x 10' 4" (3.45m x 3.15m)**

Another double bedroom with built-in wardrobes and further deep recess areas providing excellent storage. Radiator, uPVC double glazed window to the front elevation, ceiling light and electric sockets.

Bedroom Three

Family Bathroom



**Bedroom Four - 8' 9" x 7' 0" (2.67m x 2.14m)**

With a uPVC double glazed window to the rear elevation, ceiling light, built-in shelved cupboard, radiator and electric sockets.

**Family Bathroom -**

With a contemporary three pieces suite comprising, low suite W.C. wash hand basin, 'P' shaped bath with a mains shower over and profile glazed shower screening, fully tiled elevations, tiled flooring and a uPVC double glazed window to the rear elevation, heated towel rail.

**Double Garage -**

With integral door access from the main house with power and light. Although the current owners have made use of the garage for storage the up and over double door is still in place to reinstate as a fully accessible garage.

**Front garden -**

To the front there is ample driveway parking and side garden area.

## Rear Garden -

To the rear there is a well stocked and established garden with mature plants, trees, shrubs and flower bed areas. There is a good side decked patio which is raised and overlooks the well presented rear garden.



## Disclaimer -

The information displayed about this property within these particular 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 – 5.30pm Saturday – 9.00am – 4.00pm Sunday – 1.00pm – 4.00pm

## EPC –

