

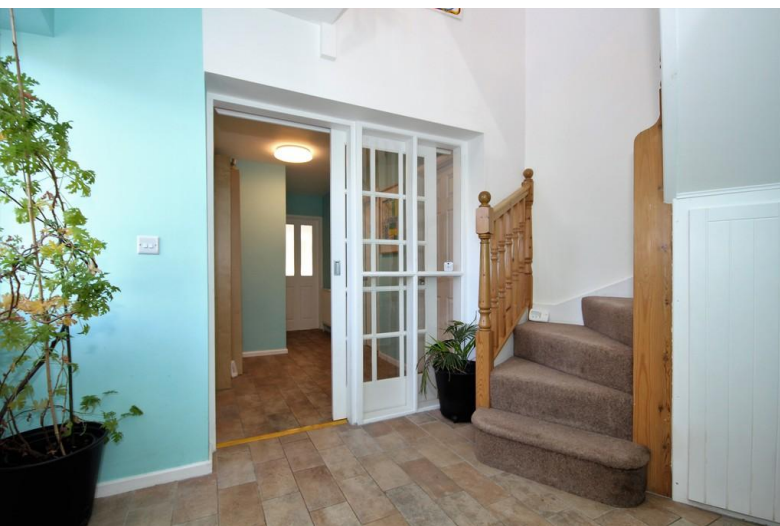


## Hollinhurst Avenue Penwortham

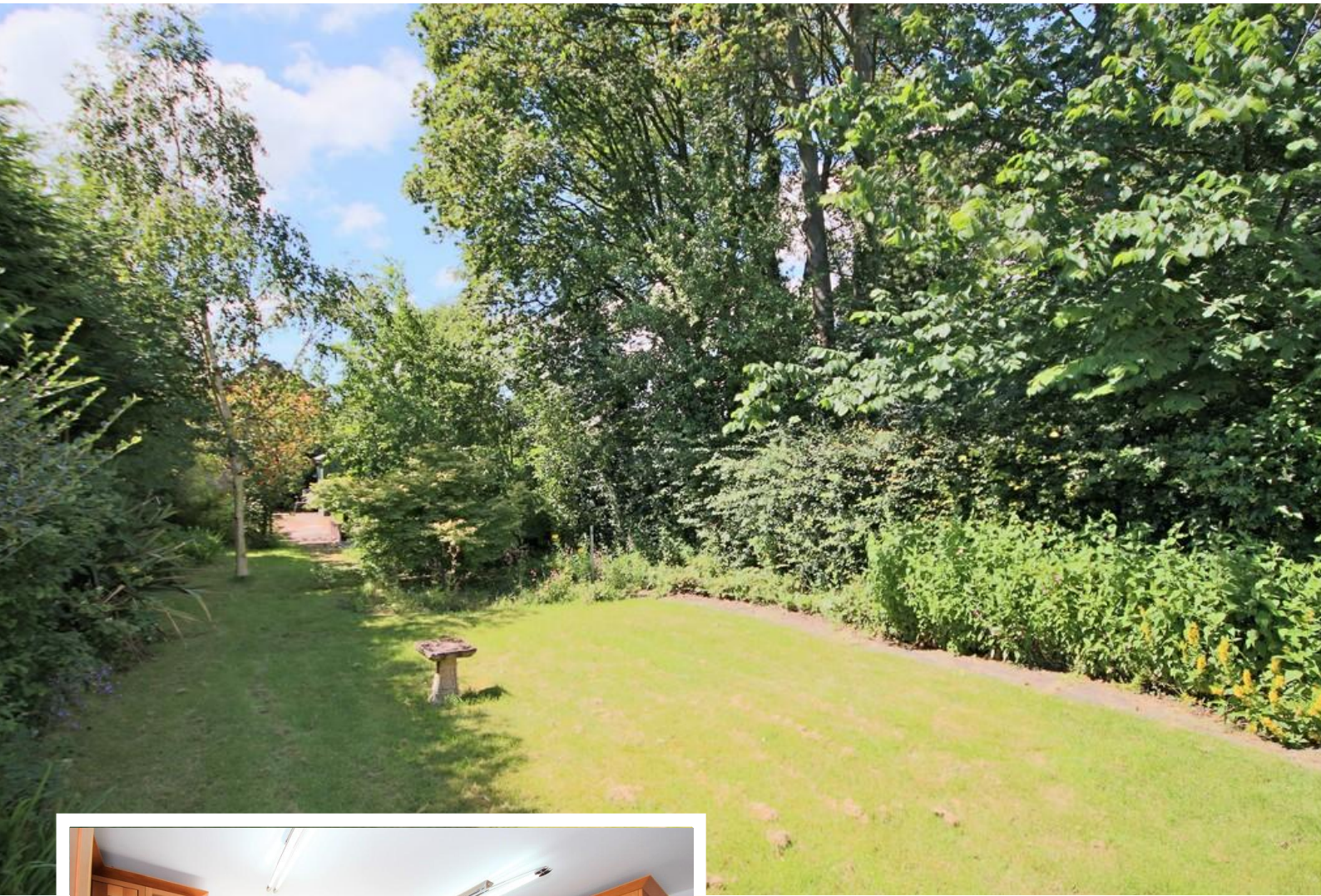
- **5 Bedroom Detached**
- **Large Secluded Rear Garden**
- **Impressive Master Suite**
- **Double Garage**

**£499,950**

EPC Rating 'TBC'







## Property Description

- \* Prestigious location
- \* Spacious
- \* Impressive master suite
- \* 5 bedrooms
- \* Large, private rear garden
- \* Double garage
- \* Study

Take a good look at this property and you will not be disappointed.

Nestled at the end of the prestigious 'Hollinhurst Avenue' this executive detached home really needs to be viewed to appreciate all it has to offer.

To the ground floor is a spacious entrance hallway, lounge, dining room, kitchen, WC and study. To the first floor is a large master bedroom suite with en-suite, four further bedrooms and a spacious family bathroom with both bathtub and shower cubicle. Externally there is an integral double garage containing a utility room, large driveway capable of accommodating in excess of







3 vehicles and magnificent rear garden which is both private and mature containing a variety of fruit trees.

#### OUTER HALLWAY

\* UPVC front door and UPVC double glazed window  
\* Central heating radiator \* Tiles to floor \* Under stair storage \*

#### INNER HALLWAY

\* Tiles to floor \* Central heating radiator \* Cloaks storage \* Ceiling light \*

#### WC

\* UPVC double glazed window \* Central heating towel radiator \* Ceiling light \* Linoleum to floor \* WC Wash basin \*



#### LOUNGE

\* UPVC double glazed window \* Central heating radiator \* Ceiling light \* Carpet to floor \*

#### RECEPTION ROOM TWO

\* UPVC double glazed patio doors \* Central heating radiator \* Ceiling light \* Wall light \* Linoleum to floor \*

#### KITCHEN/BREAKFAST ROOM

\* UPVC double glazed window and side external door  
\* Radiator \* Fitted wall and base cupboard units \*  
Contrasting work surface \* Integrated induction hob \*  
Integrated Neff electric oven/grill double oven \*  
Extractor hood \* Integrated fridge freezer \* Integrated  
dishwasher \* Integrated microwave \* Tiles to flooring \*  
Ceiling lights \*



#### STUDY

\* UPVC double glazed window \* Central heating radiator \* Ceiling light \* Carpet tiles to floor \*

#### MASTER BEDROOM

\* 3 UPVC double glazed windows \* 2 Central heating radiators \* Ceiling lights \* Wooden floor \* Spacious \* Fitted wardrobes \*

#### ENSUITE

\* UPVC double glazed window \* Bathtub \* Separate shower cubicle with mains fed shower \* WC \* Wash basin \* Linoleum to floor \* Extractor fan \* Ceiling lights \* Solar light tube \* Towel radiator \*

#### BEDROOM TWO

\* UPVC double glazed window \* Central heating radiator \* Ceiling light \* Carpet to floor \*

#### BEDROOM THREE

\* UPVC double glazed window \* Central heating radiator \* Ceiling light \* Carpet to floor \*







#### BEDROOM FOUR

\* UPVC double glazed window \* Central heating radiator \* Ceiling light \* Wood effect laminate to floor \* Built in wardrobe \*

#### BEDROOM FIVE

\* UPVC double glazed window \* Central heating radiator \* Ceiling light \* Wooden flooring \*

#### LANDING

\* Solar light tubes \* Central heating radiator \* Ceiling lights \* Carpet to floor \* Storage cupboard \* Loft access \*



#### BATHROOM

\* UPVC double glazed window \* Bathtub \* Separate shower cubicle with mains fed shower \* WC \* Wash basin \* Fully tiled \* Extractor fan \* Ceiling spot lights \* Towel radiator \*

#### GARAGE

\* UPVC double glazed window and rear door \* Electric automatic Up and over door \*

#### UTILITY STORE

\* Within main garage \* Central heating boiler \* Sink \* Space and Plumbing for washing machine \*

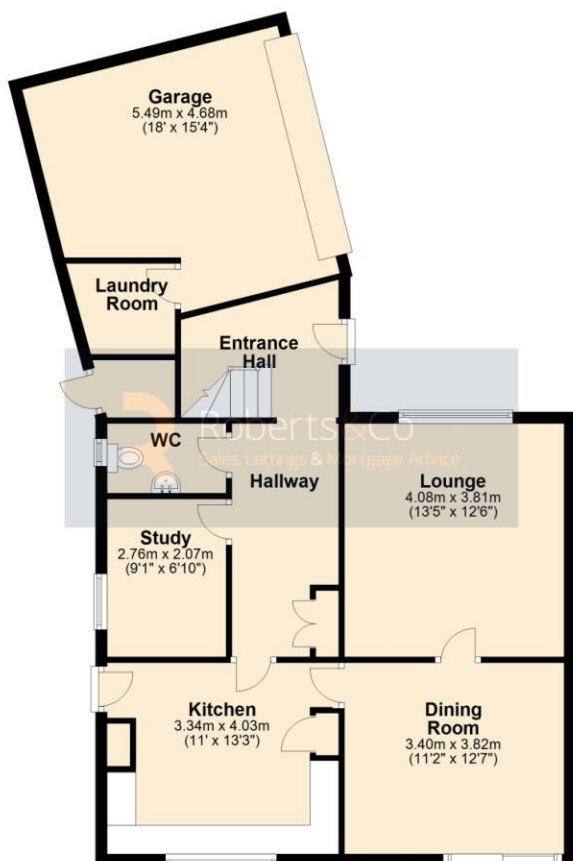
#### GARDEN STORE

\* Electricity \* UPVC external door \*

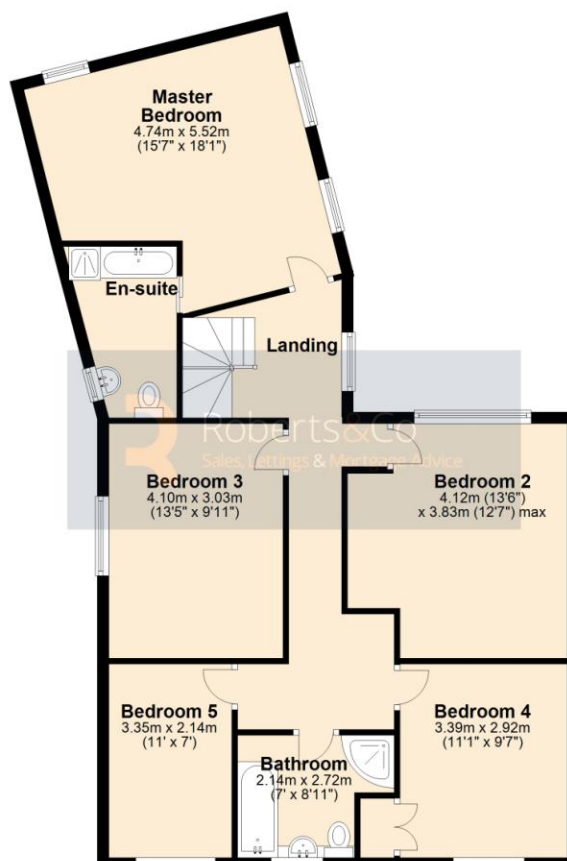




Ground Floor



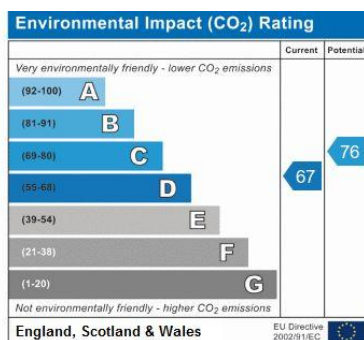
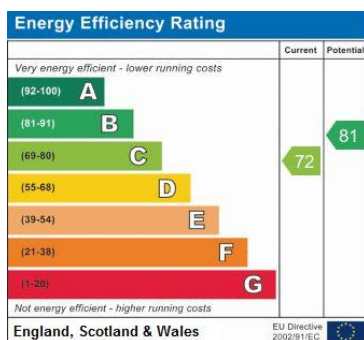
First Floor



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