

## Monks Walk, Penwortham

£280,000



### Full Description

This one really ticks all the boxes. Positioned in the heart of higher Penwortham on the highly sought after Monks Walk. This is a fantastic family home. Set on a very quiet road sits this lovely character property that is ready to move into. The current owners have created a lovely family home, full of character and charm. Every room presents well, the rooms are all very spacious with high ceilings and large windows letting in plenty of light. Viewing is highly recommended on this very attractive property.

#### GROUND FLOOR:

Lounge 3.80m (12'6") max x 3.76m (12'4")

Bay window to front, radiator, fitted carpet, picture rail, coving to ceiling, open fireplace.

Sitting Area 3.77m (12'4") x 3.76m (12'4")

Laminate flooring, coving to ceiling with wood burner.

Kitchen 5.41m (17'9") x 2.14m (7')

Fitted with a matching range of base and eye level units with solid oak worktop, stainless steel sink unit with mixer tap, built-in fridge and freezer, space for washing machine and tumble dryer, electric oven, four ring gas hob with extractor hood over, two windows to side, laminate flooring, wood panelling on walls.

#### Conservatory

UPVC double glazed construction with double glazed roof. radiator, laminate flooring, double doors to rear garden

### Contact Us

#### KWUK Plus

101-135 Kings Road, Brentwood  
Essex

CM14 4DR

T: 01277 288317

E: [kwplus@kwuk.com](mailto:kwplus@kwuk.com)

#### Toilet

Fitted with two piece suite comprising, wash hand basin and close coupled WC, radiator, laminate flooring,

#### Hallway

Two windows to front, stairs, radiator.

#### Porch

Terracotta tiled flooring, double door.

#### FIRST FLOOR:

Bedroom 1 3.80m (12'6") max x 3.76m (12'4")

Bay window to front, radiator, laminate flooring, picture rail.

Bedroom 2 3.77m (12'4") x 3.76m (12'4")

Window to rear, radiator, laminate flooring, picture rail.

Bedroom 3 2.52m (8'3") x 2.14m (7')

Window to front, radiator, laminate flooring, picture rail.

#### Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin and close coupled WC, tiled surround, window to side, radiator, tiled flooring.

#### Landing

#### OUTSIDE:

Driveway to the front with off road parking, double gates to side patio. Spacious, landscaped rear garden. Slate patio, lawn area, detached garage, steps up to raised decking area.