



35 Moreton Drive, Pennington, Lancashire WN7 3NF

Offers over £349,950

ARC HOMES are delighted to offer FOR SALE this fantastic executive four bedroom detached property situated at the end of a small picturesque cul de sac adjoining truly gorgeous open aspect views over Green Belt land in Pennington. This amazing family home boasts generous accommodation including three reception rooms, conservatory and four generous bedrooms. This property occupies a large freehold plot offering ample off road parking, double garage and fantastic private gardens to the rear and side. Early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access to the handy downstairs cloakroom, useful study and well proportioned sitting room. The modern kitchen breakfast room sits to the rear and benefits from a separate utility room. A separate dining room provides access to the conservatory which completes the ground floor accommodation. To the first floor are four generous bedrooms and a modern bathroom with corner bath. The master bedroom boasts en suite facilities whilst the bedrooms to the rear boasts gorgeous open aspect views. Outside, the position and plot are the real show piece and the front gardens provide ample parking. The double garage has been semi converted to create the utility room but can be changed back if required. The side and rear gardens offer an excellent degree of privacy with lawned, paved patio, allotment and enviable views..



Entrance Hallway

Stairs rising to the first floor accommodation. Access to the sitting room, kitchen, study and downstairs w.c.

Downstairs W.C.

Low level w.c. and vanity hand wash basin.

Study

7'4" x 6'5" (2.24m" x 1.96m")

Double glazed window to front. Radiator. Fitted wardrobes.

Sitting Room

17'3" x 10'11" (5.26m" x 3.33m")

Double glazed window to front. Radiator. Feature fireplace.

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15'3" x 11'7" (4.65m" x 3.53m")

Double glazed window to rear. Stainless steel sink drainer unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath. Central island. Fitted stainless steel extractor with range cooker beneath. Integrated wine cooler. Integrated microwave. Access to the dining room and utility room.

Utility Room

8'10" x 6'10" (2.69m" x 2.08m")

Double glazed door to rear. Plumbing for automatic washing machine. Access to the garage store.

Dining Room

10'3" x 9'8" (3.12m" x 2.95m")

Currently being utilised an art studio which opens into the conservatory.

Conservatory

11'5" x 9'5" (3.48m" x 2.87m")

Double glazed French doors opening onto the rear gardens.

First Floor

Access to all four bedrooms and the bathroom.

Bedroom One

12'9" x 10'11" (3.89m" x 3.33m")

Double glazed window to front. Radiator. Range of fitted wardrobes. Access to the en suite

En Suite

7'10" x 5'7" (2.39m" x 1.70m")

Double glazed window to side. Stainless steel towel radiator. Modern white suite comprising low level w.c. vanity hand wash basin and shower enclosure with mixer shower.

Bedroom Two

13'5" x 7'6" (4.09m" x 2.29m")

Double glazed window to rear with stunning open aspect views. Radiator.

Bedroom Three

10'7" x 9'9" (3.23m" x 2.97m")

Double glazed window to front. Radiator. Fitted wardrobes

Bedroom Four

11'1" x 7'4" (3.38m" x 2.24m")

Double glazed window to rear with stunning open aspect views. Radiator.

Bathroom

7'4" x 6'3" (2.24m" x 1.91m")

Double glazed window to rear. Stainless steel towel radiator. Modern white suite comprising low level w.c. pedestal hand wash basin and panelled corner bath.

Outside Front

Situated at the end of a gorgeous picturesque cul de sac which leads to fields. This property is perfectly positioned to take advantage of stunning open aspect views to the side and rear. A driveway provides ample off road parking in front of the garage.

Store

10'4" x 9'7" (3.15m" x 2.92m")

Up and over door to front. Power and lighting. Access to the utility room and garage.

Garage

17'1" x 9'5" (5.21m" x 2.87m")

Up and over door to front. Power and lighting. Access to the store. Currently being utilised as a gym

Outside Side and Rear

Absolutely stunning enclosed gardens to the side and rear which are laid mainly to lawn. To the side is a lovely paved patio area and allotment with open aspect views beyond.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |



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