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Middleforth Court

- **Modern Detached Family Home**
- **4 Double Bedrooms**
- **2 Reception Rooms**
- **Family Dining Kitchen**

For Sale £440,000
EPC Rating 'B'



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Property Description

Presenting an unparalleled opportunity, we proudly present 1 Middleforth Court – a stunning four-bedroom home nestled in the sought-after area of Penwortham.

Step into the heart of this residence, where a remarkably spacious kitchen-diner awaits, featuring a generous island unit and seamless access to the outdoors through patio doors.

Continuing your exploration, you'll enter an expansive living room, characterized by elegant wooden flooring and a welcoming open fire.

Adjacent to the living space is a dining room, perfect for formal gatherings or intimate meals.

On the ground floor, a hallway welcomes you with a conveniently located WC, while a utility room is situated just off the kitchen for added convenience.

Ascending the stairs, you'll discover four double



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bedrooms, with the primary bedroom boasting an indulgent en-suite bathroom.

Completing the upper level is a well-appointed main bathroom, offering both a bath and a separate shower for added luxury.

Externally, the property features an easily maintained front garden, complete with a three-car driveway and a single 20ft garage.

Step into the rear garden, where a multi-level landscape awaits. You'll discover a generously sized mature garden that gently cascades, creating distinct tiers of greenery. This picturesque arrangement not only provides visual interest but also offers a sense of depth and dimension to the outdoor space. Beyond these tiers lies the serene backdrop of Middleforth Green, seamlessly blending nature's beauty with the tranquil ambiance of the garden.

Ideally situated in a highly sought-after area, this home enjoys close proximity to exceptional schools, transportation links, and local amenities.

LOCAL INFORMATION

PENWORTHAM is a town in South Ribble, Lancashire. Situated on the South Bank of the River Ribble, where a vibrant community with an abundance of shops, cafes, diverse eateries and trendy wine bars, are conveniently on hand. Excellent catchment area for primary and secondary schools. Preston city centre is no more than a mile away, easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.



ENTRANCE HALL

LIVING ROOM

12' 10" x 19' 3" (3.91m x 5.87m)

DINING ROOM

12' 9" x 19' 11" (3.89m x 6.07m)

FAMILY DINING KITCHEN

21' 2" x 12' 9" (6.45m x 3.89m)

UTILITY ROOM

8' 9" x 5' 9" (2.67m x 1.75m)

WC



LANDING

BEDROOM ONE

13' 10" x 12' 5" (4.22m x 3.78m)

DRESSING AREA

ENSUITE





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Zoopla
zoopla.co.uk

onTheMarket.com


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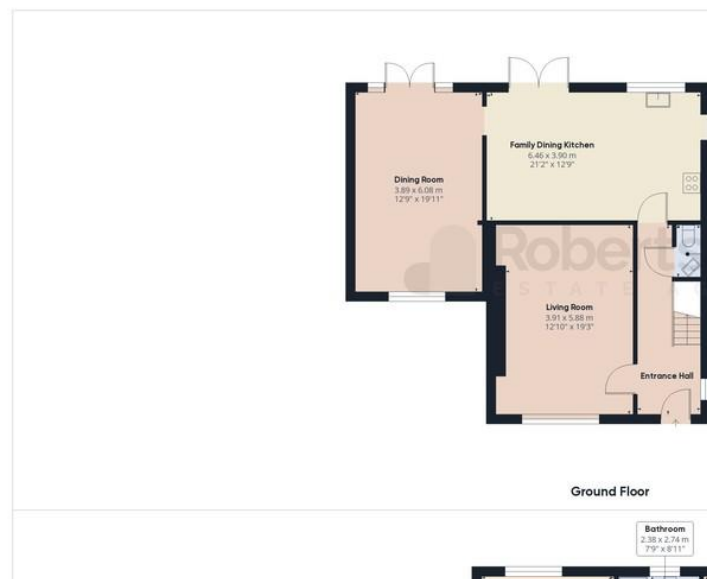
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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