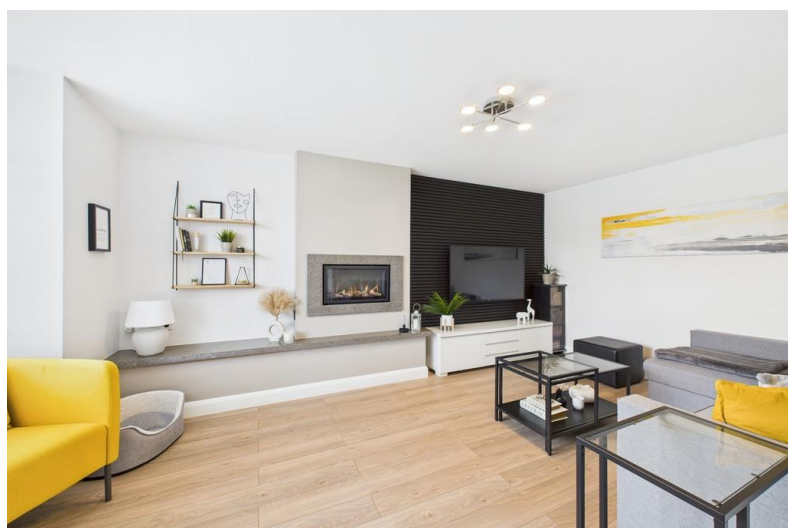




**Hollywood Avenue**  
Penwortham

- **Exceptional 5 Bedroom Detached Home**
- **In a Sought - After Location**
- **Offered With No Chain**
- **Built 6 Years Ago by a Reputable Local Builder**

**Offers Over £600,000**  
EPC Rating 'B'





## Property Description

Exceptional Five-Bedroom Detached Home in a Sought-After Cul-de-Sac

Situated in the desirable Higher Penwortham area, this stunning five-bedroom detached property was expertly constructed just six years ago by a reputable local builder. Nestled in a quiet cul-de-sac, this home offers modern, high-quality finishes throughout, making it a perfect choice for families seeking both comfort and style.

**Interior Features:** Upon entering, you are greeted by a spacious entrance hall leading to an elegant living room, complete with a wall-mounted TV and a contemporary fireplace, creating a cozy yet sophisticated ambiance. At the heart of the home is the spectacular open-plan family dining kitchen, spanning the full width of the house. This bright and airy space benefits from Velux windows and bi-fold doors, seamlessly connecting the interior to the south-facing, low-maintenance garden. The high-specification kitchen is equipped with premium





appliances, including a Bosch oven, integrated dishwasher, induction hob, and built-in microwave, along with ample space for a fridge freezer. A separate utility room provides additional practicality, with plumbing for a washing machine and convenient access to a downstairs WC.

An integral door leads directly to the garage, offering easy access and additional storage.

**First & Second Floors:** The first floor hosts a luxurious principal bedroom suite, complete with a dressing room and a private en-suite bathroom. Also on this level is Bedroom Two, another generously sized double room with its own en-suite, as well as Bedroom Four, which is currently used as a dressing room but could easily be converted back into a bedroom. A stylish family bathroom featuring an oval bath completes this floor. The second floor offers two additional spacious double bedrooms, along with eaves storage and a separate WC, making it an ideal space for guests, teenagers, or a home office setup.

**Exterior & Additional Features:** South-facing rear garden featuring artificial grass, ensuring a low-maintenance outdoor space ideal for relaxation and entertaining. Private driveway with ample parking. Single garage, providing secure storage or potential for a home gym/workshop.



No onward chain, offering a hassle-free move for buyers.

Beautifully designed and finished to an exceptionally high standard, this property presents a rare opportunity to acquire a modern and stylish family home in a prime location. Early viewing is highly recommended!

Tenure: Freehold

Council Tax Band: F



**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 10' 11" x 18' 3" (3.33m x 5.56m)

OPEN PLAN FAMILY DINING KITCHEN 27' 4" x 17' 1" (8.33m x 5.21m)

UTILITY ROOM 8' 8" x 6' 10" (2.64m x 2.08m)

DOWNSTAIRS WC

LANDING

BEDROOM ONE 11' x 14' 10" (3.35m x 4.52m)

DRESSING ROOM 7' x 6' 3" (2.13m x 1.91m)

ENSUITE 7' x 5' 6" (2.13m x 1.68m)

BEDROOM TWO 8' 9" x 15' 5" (2.67m x 4.7m)

ENSUITE 6' 10" x 6' 4" (2.08m x 1.93m)

BEDROOM FIVE 10' 2" x 9' 4" (3.1m x 2.84m)

BATHROOM 8' 10" x 5' 6" (2.69m x 1.68m)

TOP FLOOR

BEDROOM THREE 11' x 11' 5" (3.35m x 3.48m)

BEDROOM FOUR 8' 9" x 11' 4" (2.67m x 3.45m)

WC 6' 10" x 2' 9" (2.08m x 0.84m)

OUTSIDE

INTEGRAL GARAGE 8' 9" x 18' 10" (2.67m x 5.74m)

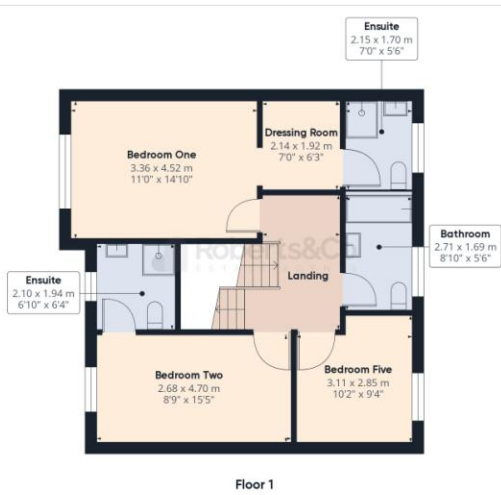
Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.









Approximate total area<sup>®</sup>

175.23 m<sup>2</sup>  
1886.15 ft<sup>2</sup>

Reduced headroom  
3.15 m<sup>2</sup>  
33.95 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

36e Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

www.roberts-estates.co.uk  
info@roberts-estates.co.uk  
01772 746 100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements