



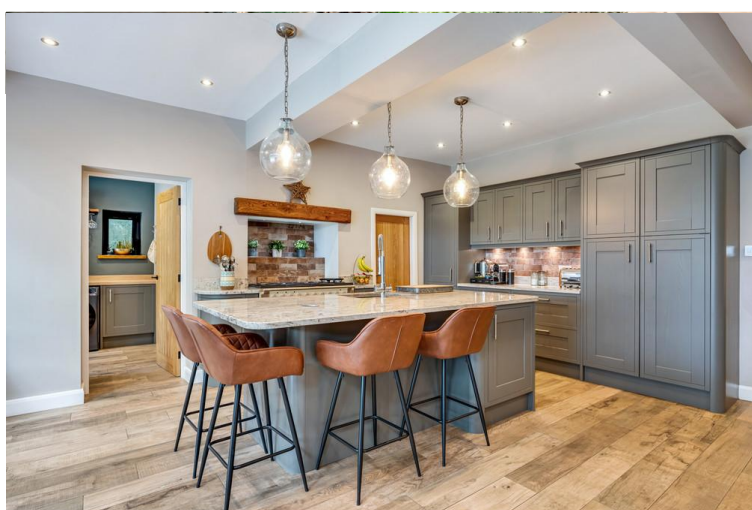
Hollinhurst Avenue
Penwortham

- **Exceptional Extended 4-Bedroom Detached Home**
- **One of Penwortham's most Prestigious Locations**
- **Finished to a High Specification Throughout**
- **Open Plan Family Dining Kitchen**

For Sale £825,000

EPC Rating 'TBC'





Property Description

- * Exceptional Four-Bedroom Detached Residence
- * In One of Penwortham's Most Prestigious Locations
- * Finished to an Exceptional Specification

Positioned on one of the most sought-after addresses in Penwortham, this outstanding four-bedroom detached home has been fully renovated and finished to an impeccable standard throughout. Designed with both style and practicality in mind, the property offers luxurious living in a peaceful and highly desirable setting.

Upon entering the home, you're greeted by a welcoming entrance hall with a useful under-stairs storage cupboards-ideal for coats, shoes, or household essentials.

The ground floor boasts a beautifully appointed front reception room, featuring a solid wood floor that adds warmth and elegance to the space. To the rear, the home opens into a truly spectacular extended open-plan kitchen, dining, and living area-perfect for modern





family life and entertaining. This space is enhanced by a contemporary gas fire, underfloor heating for year-round comfort, and high-end finishes throughout.

The kitchen itself features sleek granite worktops, a gas range cooker, integrated dishwasher, and a full-height integrated fridge freezer. Bifold doors open fully to connect the indoors with the beautifully landscaped rear garden, where a porcelain-tiled patio area offers a perfect space for alfresco dining. The rear garden is generous in size, west-facing, and enjoys a high level of privacy, bordered by mature trees and not overlooked by neighbouring properties.



Also on the ground floor is a spacious and practical utility room with plumbing for both a washing machine and dryer. A stylish downstairs WC includes the added bonus of a dog-wash station-ideal for pet owners-and benefits from underfloor heating.

Upstairs, the home continues to impress with four well-proportioned bedrooms:

Bedroom 1: A luxurious principal suite featuring bespoke fitted wardrobes, a high-end en-suite with a walk-in shower, freestanding bath, and underfloor heating for a spa-like experience.

Bedroom 2: A generous double room with its own en-suite bathroom, also complete with underfloor heating.

Bedroom 3: Another spacious double bedroom with ample natural light.

Bedroom 4: A small double bedroom or well-sized single bedroom, perfect as a nursery, study, or guest room.



The entire property has been finished to an exceptional specification, with every detail carefully considered. From premium flooring and fittings to top-quality materials throughout, this home offers a level of luxury rarely found on the market.

Externally, the property offers driveway parking for multiple vehicles and a single attached garage for secure storage. The west-facing rear garden is beautifully landscaped, providing a peaceful and private retreat with a perfect balance of sun and shade throughout the day.

This immaculate home truly must be seen to be appreciated-ideal for discerning buyers seeking a turnkey property in a prime Penwortham location.

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

PLAY ROOM

16' 5" x 12' 8" (5m x 3.86m)

OPEN PLAN KITCHEN/FAMILY ROOM

26' 11" x 24' 1" (8.2m x 7.34m)

UTILITY ROOM

11' 7" x 8' 9" (3.53m x 2.67m)

DOWNSTAIRS SHOWER ROOM

PANTRY

9' 6" x 3' 9" (2.9m x 1.14m)

FIRST FLOOR

BEDROOM ONE

14' 4" x 12' 6" (4.37m x 3.81m)

ENSUITE

10' 4" x 7' 10" (3.15m x 2.39m)

BEDROOM TWO

12' 4" x 10' 8" (3.76m x 3.25m)

ENSUITE

7' 10" x 4' 7" (2.39m x 1.4m)

BEDROOM THREE

11' 2" x 8' 11" (3.4m x 2.72m)

BEDROOM FOUR

10' 1" x 8' 3" (3.07m x 2.51m)

BATHROOM

7' 4" x 6' 4" (2.24m x 1.93m)

GARAGE

16' 6" x 9' (5.03m x 2.74m)

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.





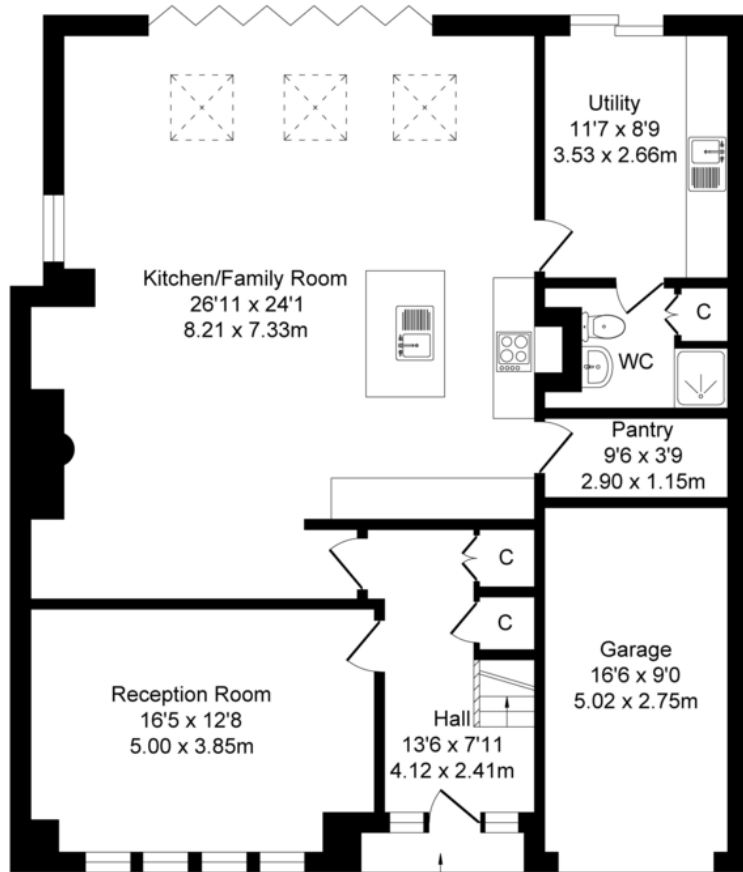




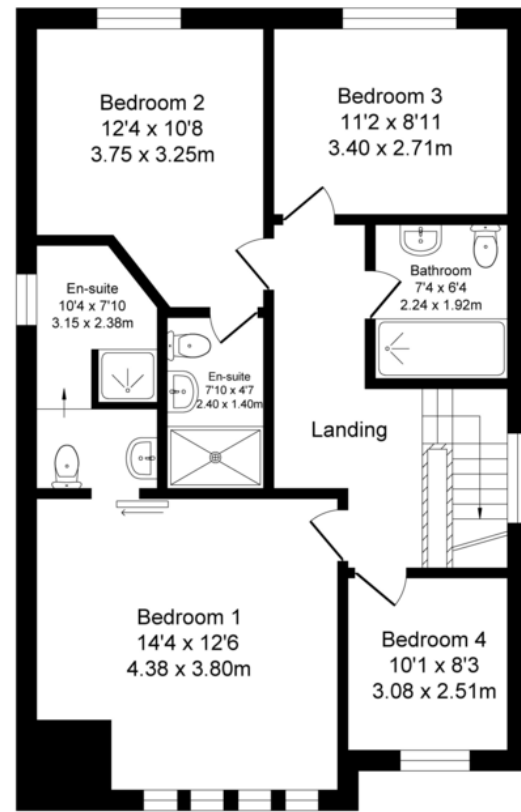
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Total Approx. Floor Area 2061 Sq.ft. (191.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 1258 Sq.Ft
(116.9 Sq.M.)



First Floor
Approx. Floor
Area 803 Sq.Ft
(74.6 Sq.M.)

