

Bradley
Taylor



1 Maple Grove, Preston, PR1 0YB

£350,000

Fantastic opportunity!

Here we have a bright and spacious 5 bedroom, 2 bathroom, detached house in the highly desirable area of Higher Penwortham, within walking distance of several excellent primary and secondary schools and other amenities. All rooms are of a generous size with plenty of space for a large family. The house is immaculate.

The downstairs, which has been extended, is currently set out with 2 reception rooms, separate kitchen, bedroom 5/study and a shower room with double-size walk-in shower. Upstairs features 3 double bedrooms, a large single bedroom and 3-piece bathroom with over-bath power shower. There is ample storage with large fitted wardrobes / cupboards in 3 bedrooms and an unusually large walk-in understairs cloakroom. The kitchen includes integrated dishwasher, fridge/ freezer and cooker extractor hood plus space for table / chairs.

A lovely design feature is the spacious hallway and landing, where a large window floods the area with light.

The house is set within a great sized plot with gardens to the front, side and rear. If desired, the rear garden could easily be increased by incorporating some of the side garden. There is a single detached garage at the end of a long driveway.

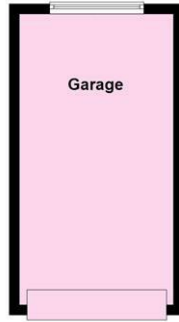
The house offers great flexibility with plenty of ways the new buyer could use the space to suit their individual needs. Additionally, it has further potential including the option to extend out or up into the large loft space with plenty of roof height.

Overall, this is a great size family home in a very popular location.

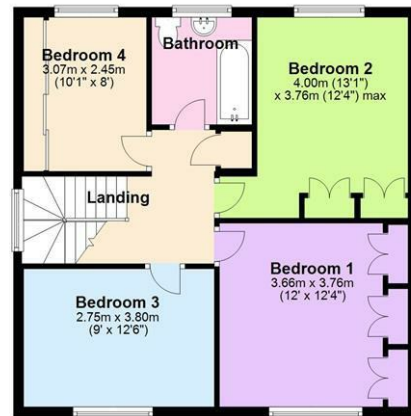
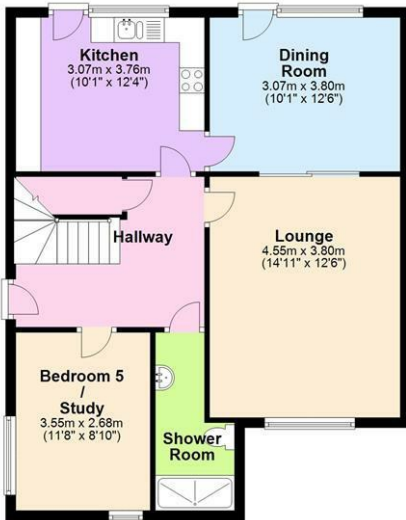
We advise getting in touch ASAP if you have any questions or would like to arrange a viewing.

Floor Plan

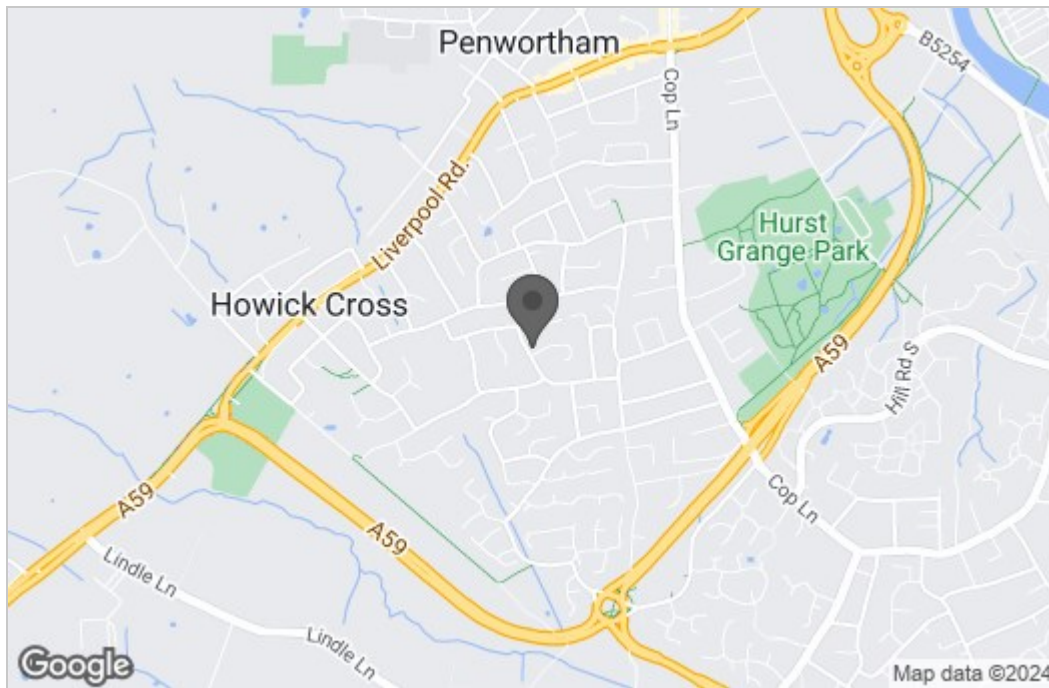
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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